

Local Development Plan - Site Status Report with Officer Recommendations June 2015

Site No	Address	Existing Use	Proposed Use	Area (Ha)	Community Council Area	Proposed Hierarchy Position	Proposed LDP Settlement	Summary of Issues Identified (including T & CC feedback)	Planning Policy Comments	Planning Policy Recommendation	Allocation Number
1040	Kerry Road, Abermule	Agricultural	Community Facility (Place of Worship)	1.55	Llandyssil Community	Large Village	Abermule	Flood Orange - 15% FZ2 / Highways Orange - Issues with pedestrian links, rail crossing and third party land requirements (Trunk Roads Red - Kerry road junction issue) / Ecology Orange / Contamination Orange / Minerals Red - Pre-extraction / Sewerage Orange / Community Council Red - Noise, Traffic and Need Issues	Flat pasture land that is located adjoining a UDP allocated housing site and the UDP development boundary to the west of the settlement. The site is crossed by a 132KV power line and a gas pipeline. Site proposal is for a community facility (place of worship) and a planning application for such a use on this site has recently been refused. Site allocation is considered inappropriate because a Policy approach will be used in the LDP to determine such development proposals.	Red	
1041	1 Meadow View, Glasbury, Hereford	Residential curtilage	Residential	0.09	Gwernyfed Community	Large Village	Glasbury	n/a	Small Housing Site (less than 0.25 ha) - not requiring LDP Allocation - acceptability can be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan.	Red	
1042	Caehopkin, Abercrave	Agricultural	Recreation/Leisure/Tourism (caravans/loft cabins)	2.13	Ystradgynlais Community	Large Village	Abercrave	n/a	Site not requiring LDP Allocation - acceptability can be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan.	Red	
1043	Site 1-Land to Sth Tremont Park, Llandrindod Wells	Agricultural	Residential	3.06	Llandrindod Wells Community	Town	Llandrindod Wells	Community Orange.	This site, an extension to and accessed via the 'Tremont Park' housing development, was considered by the Inspector at the Unitary Development Plan Inquiry who found the site would be an undesirable encroachment into the open countryside in the absence of an identified shortfall of housing to meet needs. It is considered that this land is now needed to meet the housing apportioned, by the LDP strategy, to the town over the plan period. The site extends from the existing Tremont Park housing development, south to Trefonen Lane, access via the roundabout serving Tremont Park. The Town Council have commented that they would wish to see open leisure and play spaces in any development and that pedestrian facilities to the school should be provided. The public sewer is some distance away.	Green	P28 HA2
1044	Site 2-Land Nth of Tremont Park, Llandrindod Wells	Agricultural	Residential	1.49	Llandrindod Wells Community	Town	Llandrindod Wells	Community Orange.	This site, to the east of Tremont Park and to the south of the new Police buildings, is flat and although does not have immediate defensible boundaries, sits in a natural bowl with rising land and a mature tree line as a near backdrop. Access would be via the existing estate road which serves Tremont Park. The site, if developed, would extend the built form over an area considered important for minerals safeguarding. A right of way crosses the site, and the public sewer is some distance away. The Town Council have commented that they would wish to see open leisure and play spaces in any development.	Green	P28 HA2
1045	Field East of Crossgates Service Station	Agricultural/Employment	Mixed Use/Residential/Recreation/Leisure	1.83	Llanbadarn Fawr Community	Large Village	Crossgates / Fron	Community Orange, Minerals, Contamination, Neighbouring land use, Highways Access, Water Main.	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 and relatively flat site is well located close to the village centre and amenities. It sits to the east of the petrol filling station, is bounded to the east by candidate site 266 promoted for housing development, to the south by land running adjacent to the A44 and to the north by fields. The southern part of the site sits in the Unitary Development Plan development boundary (Employment Allocation R48 EA1). The additional land not part of the employment allocation but part of this candidate site was considered as an extended employment land allocation by the Inspector looking into objections made on the Unitary Development Plan, however it was not included because of a lack of need for an increased allocation (the land has sat undeveloped despite having been allocated in the Radnorshire Local Plan in 1999). A water main also runs through the site and if development were to proceed this would either need to be diverted or protected with an easement. As the site is next to a petrol filling station, the potential for land contamination and implications for layout would need to be considered through any detailed development scheme. The land is promoted as a mixed use site and although the adjoining candidate site (266) has been promoted as a housing site, the opportunity for a comprehensive mixed use scheme spanning both sites is attractive.	Red	
1046	Radnor House, Llowes	Agricultural	Single Dwelling	0.07	Glasbury Community	Rural Settlement	Llowes	n/a	Small Housing Site (less than 0.25 ha) - not requiring LDP Allocation - acceptability can be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan.	Red	
1047	Land south of Caehopkin, Abercrave	Agricultural	Residential	2.21	Tawe-Uchef Community	Small Village	Caehopkin	Flood Risk (Green) Highways (Red) Inadequate access. No access from Morgan Street, only small scale development, 1 or 2 units. Visibility issues on junction with Morgan street. Abercrave Terrace, very narrow. Blind bend at end of Abercrave terrace. Steep bank from class 1 road (A4221) into site from north. Infrastructure work costs involved likely that given scale of development will not be viable. Trunk Roads - No comments. Heritage (Green). Ecology (Red/Amber) - BAP Habitat. Existing woodland, scrub, rhos pasture? Stram & Marshland habitat potential hydrological impacts. Restrict developable area. Extensive mitigation required. Retain existing woodland, trees & hedgerows. SUDS & sensitive drainage design required. Ecology survey & mitigation required. The comprises a mixture of habitats including habitats of principal importance in Wales listed on Section 42 and UK and Powys BAP habitats - Rhos Pasture & Broad leaved woodland as well as an area of improved grassland. The site is surrounded by mature trees and hedgerows. Sections of the site have potential to support reptiles. It is recommended that boundary of the site is revised to Ecology (amber) - Retain existing hedgerows and buffer along S boundary. Ecology survey. Land Contamination - possible contamination due to adjacent railway/factory or work - possible informant condition only if phase 1 report provided prior to app. Minerals (amber) - sits of mineral site (in centre of site) - category 2 sandstone - justification required to say how this will be dealt with. Drainage (amber) - easement width or pipe diversion needed for water main that traverses the site. No known sewer capacity issues, subject to hydraulic modelling. T&CC (green)	Small Village - policy approach? The southern half of the site is grazed agricultural land, whilst the northern half of the site is scrub land & mature trees. North part of site Rhos pasture. There are telegraph poles in the north west corner of the site. There is a mature hedgeline running through the centre of the site. The A4221 runs along the northern boundary of the site. The southern half of the site would form a logical extension to an rounding off of the settlement. However the northern half of the site would act as an encroachment into open countryside. This part of site also important BAP habitat? Negotiate boundary amendment? The site adjoins the current UDP development boundary for Caehopkin. The LDP sets out a policy approach in Small Villages which will lead development, therefore the land is not being considered as an allocation for housing development.	Red	
1048	Land to North of Station, Knucklas	None	Residential	0.43	Beguildy Community	Large Village	Knucklas	T&CC (green)	There is a committee resolution to approve 17 houses on this site on completion of a legal agreement (application reference P/2012/0272).	Green	P25 HA1

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1035 Chapel Farm, Gorn Road, Llandioes	Agricultural	Residential	7.03	Llandioes Community	Town	Llandioes	T & CC (Green/Red) No other comments. Flood Risk (Amber) 5% Surface Water Flood map - check land drainage. Highways (Amber) Site suitable for development subject to the provision of road widening between the link road and the site along the county unclassified road to and along the entire site. Secure a 5.5 meter carriageway & 1.8 meter footway. Third party land may be required to secure necessary road widening. Junction spacing with candidate site 332 needs to be co-ordinated. Heritage (Amber) Elevated site will have impact on historic landscape. A substantially smaller site adjacent to Fronhauil between the lane and the existing tree line and retaining the tree line may be acceptable. Overlies HER site, within historic landscape, dependant on nature and design of proposed development. Ecology (Amber) Tree lined watercourse to south end of site. Existing trees and hedgerows. Wildlife corridor on both sides of buffer required. Ecology survey & mitigation required. Minerals (Red) Cat 2 sandstone, safeguarding required. Drainage (Amber) Large site will require connection to pipe already carrying flows from entire upstream network. High/medium potential to impact sewerage infrastructure. Large development upstream of small dia sewerage system.	The site is divorced from the settlement, thus forming an encroachment into the countryside. The land is currently used as agricultural land. The southern part of the site includes a small valley with a tree lined stream. The site is adjoined by agricultural land & residential development as well as candidate sites 1031 & 679. The site boundary is marked by hedges or trees. The site does not have a road frontage and it is unclear how access could be achieved. The existing track & single track road frontage has limited scope for widening & forms part of Glynwr's way. The most suitable access option would be through adjoining cs 1031. The site is not considered to be a very sustainable location and has poor path & transport linkages. The north western part of the site has potential for development as it is fairly level and is not visually prominent. Development of this part of the site along with the suggested acceptable part of cs 1031 would act as a natural rounding off of the settlement. However, access onto the southern part of site south of stream is restricted and the western half of the site is elevated and extremely visually prominent in the landscape. Although this site is heavily constrained, there are parts which may be suitable for residential development. Site not currently needed.	Red	
1036 Land East of Pengarrag, Old Radnor	Agricultural	Residential	0.33	Old Radnor Community	Rural Settlement	Old Radnor	Housing site proposed in lower tier settlement	Location unsuitable for large scale housing. Allocation would be contrary to national planning policy and the sustainable settlement hierarchy of the Powys LDP.	Red	
1037 Park Side, Abermule Land North- east of Pengarrag, Old Radnor	Agricultural	Residential	2.91	Llandysil Community	Large Village	Abermule	Flood Red - 62%, FZ2 59%, C2 / Highways/Orange - unlikely to overcome single track access with pinch point issue (Trunk Roads Red - Kerry road junction issue) / Ecology/Orange / Contamination/Orange / Minerals Red - Pre-extraction / Sewerage/Orange / Community Council Red - Flood, Water main, Power Line and Highway Access issues	Undulating pasture land between two clusters of development in Abermule. Site could be considered a logical extension to the built form within settlement. However, a significant watercourse runs through site with an associated floodplain. Watercourse is also a wildlife corridor. There are also Highways access constraints and, in addition, the site is crossed by a 132KV power line and potentially water and gas pipelines (BBC). Nonetheless, it is considered that there is an area of the site, outside of the C2 flood zone and not crossed by utilities lines which, if forming part of a larger allocation with adjoining candidate site proposals, would consolidate this part of Abermule, provide opportunities to address constraints and may therefore be considered for development.	Green	P12 HA2
1038	Agricultural	Residential	0.08	Old Radnor Community	Rural Settlement	Old Radnor	Housing site proposed in lower tier settlement	Location unsuitable for large scale housing. Allocation would be contrary to national planning policy and the sustainable settlement hierarchy of the Powys LDP.	Red	

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1134	The Black Field, Adj. The Old Dairy, Lanwong	Agricultural	Residential	0.16	Caerws Community	Rural Settlement	Lanwong	Housing site proposed in lower tier settlement	Location unsuitable for large scale housing. Allocation would be contrary to national planning policy and the sustainable settlement hierarchy of the Powys LDP.	Red		
1135	Land at Park Farm, Llangamarch Wells	Agricultural	Residential	1.25	Llangamarch Community	Small Village	Llangamarch Wells	Highways (red): not suitable for development due to very narrow access, including tight bend and an extremely acute angled junction with the Class III road. Significant improvements would be required, cost unlikely to be viable. Improvements may not be achievable given gradient. 3rd party land may be required. Further information supplied. Ecology (amber) - River Wye SAC to N - HRA needed. Ecology survey may be required? Minerals (amber) - Sits on minerals site - category 2 superficial sand and gravel - pre-extraction required or justification if not. Drainage (amber) - No water mains and sewer network 150m away - require off-site water mains and sewers. T&CC (amber) - poor and potentially dangerous road network. Would be overdevelopment. Could support incremental affordable self-build plots for locals just on SW boundary, one plot deep. Flood - 3% C2/7 Highways Red - issues with access arrangement, pedestrian links, rail crossing and third party land requirements (Trunk Roads Orange - B4366/A483 junction issue requiring modelling) / Ecology Orange / Minerals Red - Pre-extraction / Community Council Green	Site adjacent existing settlement and development boundary. Access issues raise serious concerns as to the deliverability of the site. Site in small village - policy approach.	Red		
1136	Land at Kerry Road (B4366) Abermule	Agricultural	Residential	0.4	Llandysil Community	Large Village	Abermule	Highways. Site suitable for residential development as extension to existing housing estate. Bull Heritage sited between Globe House and Cemetery Chapel affect setting of LB & affect setting of Most Farm SAM (Red); CPAT. Overlies HER site. Orange Ecology. Designated Site - part of Gran Lyn SAC. Potential for great created news on the site. Existing trees and hedgerows. Extremely limited developable area if at all (Orange). Extensive mitigation and compensation required for loss of SAC area if developed. Would need to show substantial benefits for great created news. Ecology survey. Agricultural Land (Orange) - Grade 3. Gullisfield Community Council (Orange) - SSSI, ge news, otherwise ideal potential site. Improvements to Cemetery Lane would help - pavements, cemetery parking.	Flat pasture land within 30m/sph speed limit of settlement bounded by a dwelling and agricultural land. Highways access has been identified as an issue that would need to be resolved at the detailed design stage and may require land in third party ownership. The site is currently within the UDP development boundary of Abermule and allocated for residential development. It forms a logical extension to the settlement in this locality.	Green	502 HA1	
1137	Land next to Maes-y-Llan, Gullisfield	Agricultural	Residential	1.1	Gullisfield Community	Large Village	Gullisfield	Housing site proposed in lower tier settlement	Level paddock, horse grazing. Site within designated SAC/SSSI. Site offers potential for logical extension to Raylaw Avenue and is well situated in relation to village services. However, the major ecological and historic constraints preclude it from serious consideration as a candidate site and it is not therefore considered suitable for land allocation.	Red		
1138	The Old Station, Ghamulle, Kerry	Agricultural/Industrial	Residential	1.33	Kerry Community	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.	Site not requiring LDP Allocation - acceptability can be determined through the planning application process. Judging the proposal against the policy/criteria found in the adopted development plan.	Red		
1139	Brickyard Cottages, Abercrave	Unknown	Single dwelling	0.26	Ystradgynlais Community	Town	Ystradgynlais	Small Housing Site (less than 0.25 ha) - not requiring LDP Allocation - acceptability can be determined through the planning application process. Judging the proposal against the policy/criteria found in the adopted development plan.	Small Housing Site (less than 0.25 ha) - not requiring LDP Allocation - acceptability can be determined through the planning application process. Judging the proposal against the policy/criteria found in the adopted development plan.	Red		
1140	Site at Felindre Farm, Berriew Stabbs & barns at Maesmawr, Caerws	Agricultural	Residential	0.14	Berriew Community	Open Countryside		Small Housing Site (less than 0.25 ha) - not requiring LDP Allocation - acceptability can be determined through the planning application process. Judging the proposal against the policy/criteria found in the adopted development plan.	Small Housing Site (less than 0.25 ha) - not requiring LDP Allocation - acceptability can be determined through the planning application process. Judging the proposal against the policy/criteria found in the adopted development plan.	Red		
1141	Site at Felindre Farm, Berriew Stabbs & barns at Maesmawr, Caerws	Agricultural/Farm buildings	Residential/Mixed	0.04	Caerws Community	Open Countryside		Small Housing Site (less than 0.25 ha) - not requiring LDP Allocation - acceptability can be determined through the planning application process. Judging the proposal against the policy/criteria found in the adopted development plan.	Small Housing Site (less than 0.25 ha) - not requiring LDP Allocation - acceptability can be determined through the planning application process. Judging the proposal against the policy/criteria found in the adopted development plan.	Red		
1142	Site 1 - Land located at B4393, Landrinio	Agricultural	Residential	4.73	Landrinio Community	Large Village	Landrinio	Highways Red - access issue / Heritage Orange - Overlies HER Sites / Ecology Orange / Land Contamination Orange - Sewage beds / Minerals Red - Pre-extraction / Community Council Orange - Partial allocation only.	Area of flat land that lies outside but adjoining the UDP development boundary and existing residential development. The site also lies adjacent and opposite some of the settlement's main services and facilities and may be considered a logical extension to the settlement's existing built form. However, the site has limited frontage onto the Highway and access off Gwern-y-go Lane may require other land to enable improvements. In addition, sewage beds are located on the southern part of the site which may give rise to bad neighbour issues. The Community Council supports partial allocation and the proposer has identified that a proportion of the site would be available. However, after further analysis, it is considered that the housing requirement of the settlement over the Plan period can be met by a more appropriate site allocation identified elsewhere. This site is therefore not considered suitable (due to identified constraints in particular the maintained highways objection) or required for land allocation.	Area of flat land adjacent to the B4393. The land adjoins a cluster of dwellings. However, it lies some distance along the B4393 from the main body of the settlement and its services & facilities, through an area of undeveloped open countryside. Stakeholders have also identified significant constraints to the development of the site, including flooding, highways, heritage and minerals. The site is therefore not considered suitable for allocation.	Red	
1143	Site 2 - Land located at B4393, Landrinio	Agricultural	Residential	1.65	Landrinio Community	Large Village	Landrinio	Flood Red - 100% FZZ, 21% C2 / Highways Red - Access & Pedestrian facilities / Heritage Red - Setting of Listed Buildings & HER Sites / Ecology Orange / Minerals Red - Pre-extraction / Sewerage Orange - Requires new infrastructure / Community Council Orange - Restrict to small industry.	Parcel of flat pasture land that lies outside but adjoining the existing UDP development boundary. Significant areas of residential development in the settlement lie to the east and north (on opposite side of highway) of the site. The site can be considered a logical extension to the existing built form of the settlement, close to its services and facilities. Nonetheless, the site is of significant size and the Community Council only supports partial allocation (the proposer has identified that a proportion of the site would be available). Stakeholders have identified issues with the site's development including concern over the detrimental changes to the character of the settlement (majority of development on north of B4393) and CPAT identify it as a HER site. After further analysis, it is considered that the housing requirement of the settlement over the Plan period can be met by a more appropriate site allocation identified elsewhere. This large site is therefore not considered suitable or required for land allocation.	Red		
1144	Site 3 - Land at B4393, Landrinio	Agricultural	Residential	9.65	Landrinio Community	Large Village	Landrinio	Heritage Red - Setting of settlement & HER Sites / Ecology Orange / Minerals Red - Pre-extraction / Community Council Orange - Partial allocation only.	Parcel of flat pasture land that lies outside but adjoining the existing UDP development boundary. Significant areas of residential development in the settlement lie to the east and north (on opposite side of highway) of the site. The site can be considered a logical extension to the existing built form of the settlement, close to its services and facilities. Nonetheless, the site is of significant size and the Community Council only supports partial allocation (the proposer has identified that a proportion of the site would be available). Stakeholders have identified issues with the site's development including concern over the detrimental changes to the character of the settlement (majority of development on north of B4393) and CPAT identify it as a HER site. After further analysis, it is considered that the housing requirement of the settlement over the Plan period can be met by a more appropriate site allocation identified elsewhere. This large site is therefore not considered suitable or required for land allocation.	Red		