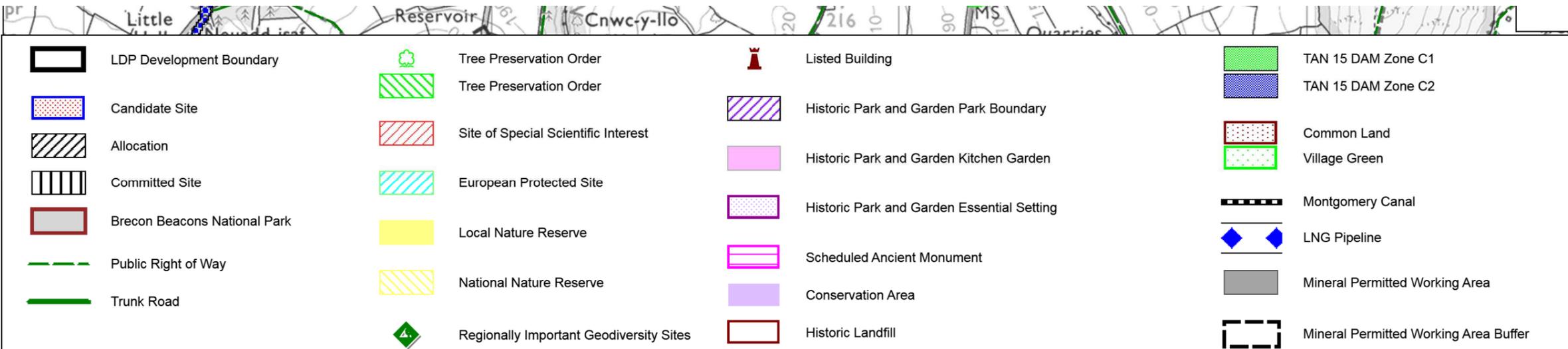


 Alternative site not a candidate site or allocation / commitment



Settlement: BUILTH WELLS (INC LLANELWEDD)

Site Summary		Site allocated in LDP
Candidate Site: 53	Land off Garth Rd, Cae Pandy Pitch (A483)	x
Candidate Site: 110	Land at Wyeside Enterprise Park, Llanelwedd	✓
Candidate Site: 200	Land west of Primary school.	✓
Candidate Site: 389	White House Farm.	x
Candidate Site: 579	Land adj. To Tai Ar Y Bryn, Hospital Rd.	✓
Candidate Site: 1148	Land adj Hill View Estate, Brecon Rd.	x
Candidate Site: 1181	Builth Wells Cottage Hospital.	✓
Committed Site: P08 HC1	The Old Skin Warehouse Site, Brecon Rd.	✓
Committed Site: P08 HC2	Hay Road Garage.	✓
Alternative Site Number: ASN19 UDP Allocation B5 HA7		x
Alternative Site Number: ASN17 UDP Allocation B5 HA5		x

Site		Summary
<p>Candidate Site: 53 Site Address: Land off Garth Rd, Cae Pandy Pitch (A483).</p> <p>Site is located within the open countryside. Site adjoins the A483 Garth Road to the South and is divorced from the built form of both Cilmerly and Builth Wells. To the north of the site is Builth Wells Golf Course. Site currently used as agricultural land. A Footpath (pavement) leading into Builth Wells adjoins the eastern boundary of the site. At the point the pavement begins, count down signs to the 40mph zone also begin. The River Irfon provides a natural boundary to the settlement of Builth Wells and a sufficient justification & need for housing would be required prior to consideration of extending the built form beyond this boundary. Considerable walking distance to the town centre where shops and services are located.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as it is located in the open countryside. It would also detract from the existing built form and is poorly located in terms of accessibility to services.</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: 110 Site Address: Land at Wyeside Enterprise Park, Llanelwedd</p> <p>Site Part of UDP Employment Allocation R69 EA1 within the Wyeside Enterprise Park. Site Boundary requires amendment to exclude area within flood zones/risk areas. Sewerage treatment required. Site is levelled gravel with some soil mounds and ready for</p>	 Part Committed	<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>
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<p>development. Trees border south of site and dismantled railway line. The proposed employment use would supplement existing land uses within the Enterprise Park.</p> <p>Badger Survey required. The local sewerage network can accommodate foul flows from the proposed site, however off site sewers would be required to connect to the public sewerage network. These can be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991.*Project level HRA screening required - River Wye SAC.</p>		<p>Allocated Site: P08 EA1 Committed Site: P08 EC1</p>
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<p>Candidate Site: 200 Site Address: Land west of Primary school.</p> <p>The site lies within Built development boundary was previously allocated (B5 HA3) in the UDP although, the land does not benefit from a planning application therefore no development has commenced at the site. The site lies quite neatly within the built environment between Built County Primary School and Tai-Ar-Y-Bryn housing estate and would represent a sensible and logical infilling of development. Site slopes toward the highway perhaps raising questions regarding viability but given the size of the site, strength of house prices in the vicinity and number of housing units which could be accommodated, it could reasonably be considered a good site for development.</p>		<p>The site has been taken forward as a housing allocation in the draft LDP as it represents a logical infilling of development 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 : P08 HA2</p>
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<p>Candidate Site: 389 Site Address: White House Farm.</p> <p>Site currently falls within the UDP development boundary although lies within the C2 flood zone as observed by TAN 15 development advice maps. In order to enable any development at the site, several constraints would need to be overcome. The flooding constraint would require overcoming prior to being considered a potentially appropriate location for development in addition to overcoming the minerals constraint. A discussion with Welsh Government on the appropriateness of either mineral pre-extraction of the Sand and Gravel at the site or building on top of it would be required in order to avoid an objection at planning application stage from Welsh Government. Secondly, the Trunk roads agency have responded that there is insufficient visibility to enable the flow of traffic movements to and from the site on a</p>		<p>The site has not been taken forward as an allocation in the draft LDP as several constraints would need to be overcome, particularly flooding, minerals and Trunk road 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>permanent basis. Any development of the site would need to demonstrate regard to the setting of surrounding built heritage (listed buildings). Submission of an Ecology survey and Land Contamination survey would be required to accompany any application. There may also be issues regarding foul flow capacity and WwTW capacity, both of which would need to be understood to enable development</p>		
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<p>Candidate Site: 579 Site Address: Land adj. To Tai Ar Y Bryn, Hospital Rd.</p> <p>Site would represent an extension in built form and eastern boundary of the site adjoins the UDP development boundary. In order to enable development at the site, a Transport Assessment would be required to ascertain what can be accommodated at the site whilst still compliant with standards. Viability of the site maybe a point of importance regarding deliverability given the site slope steepness. Any planning application would need to be accompanied by an Ecology survey and Land Contamination survey. In terms of foul flow capacity, Dwr Cymru Welsh Water consider that there may be issues with foul flows additionally, improvements may be required to Builth WwTW in light of allocations. 2nd Field encroaches further into the open countryside beyond the existing building line of the adjacent estate - Tair y bryn & is therefore likely to have more significant landscape impact. Whole of site not needed, allocate 1st field for 40 dwellings.</p>	<p style="text-align: center;"></p> <p>Part - allocated</p>	<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 recognised that the site is sloping and has constraints however it is considered that the site is more appropriate than other candidate sites identified as it adjoins the existing settlement boundary and will help meet the housing requirement of the settlement over the Plan period.</p> <p>It is considered the identified constraints can be adequately addressed at the detailed planning stages.</p> <p>Allocation No: P08 HA3</p>
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<p>Candidate Site: 1148 Site Address: Land adj Hill View Estate, Brecon Rd.</p> <p>Site is largely detached from the settlement despite adjoining the development boundary to the south and existing built form (Hill View) housing estate which itself only appears connected to the settlement via a narrow footpath and vehicular highway. The site has highway frontage and could provide the pedestrian connections required. Given the site is quite a distance from the settlement services and facilities, there may be a need/desire here for cycle ways enabling easier and quicker movements. There are other more connected, closer and sustainable sites available for selection in Builth and this site could represent a 'fall-back' site given how few constraints to development it appears to have. The site is surrounded by TPOs which may represent a slight</p>	<p style="text-align: center;"></p>	<p>The site has not been taken forward as an allocation in the draft LDP as the site could be considered an incursion into the open countryside and is poorly located in terms of accessibility to services.</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>issue in terms of access although considered that a solution can be found in addition, discussion with Dwr Cymru is necessary in order to gauge the location of a water main which traverses the site. It may be a serious consideration in terms of viability of the site as to whether an easement or pipe diversion creates the best outcome in terms of enabling development at the site, assuming the site is appropriate and acceptable.</p>		
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<p>Candidate Site: 1181 Site Address: Builth Wells Cottage Hospital.</p> <p>Located within Builth, the current hospital use provides a medical service to the wider community. The site is well connected by virtue of footpaths, proximate bus stop on highway and currently incorporates vehicle parking. Redevelopment of the site would likely be considered appropriate and acceptable although, as commented by the Town Council, community uses should be demonstrably explored prior to an acceptance of residential use. Additionally, a planning application to develop the site would need to be accompanied by a land contamination survey and an Ecology survey. The building itself is (at the time of writing) a candidate for listed building status which, if approved as a listed building, will likely limit and restrict the flexibility of redevelopment at the site. Both planning & highways have received preliminary enquiries to develop the site for 14 affordable homes to be developed by a housing association. Latest update - Planning application received on portal on 18.11.2013 for 17 affordable homes.</p>		<p>The site has been taken forward as a housing allocation in the draft LDP as it represents a logical infilling of the existing built form</p> <p>It is considered that any identified constraints can be adequately addressed at the detailed planning stages.</p> <p>Site Allocation: P08 HC3</p>
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<p>Committed Site: P08 HC1 Site Address: The Old Skin Warehouse Site, Brecon Rd.</p> <p>Commitment. *Project level HRA screening required - River Wye SAC</p>		<p>Committed site P08 HC1</p>
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<p>Committed Site : P08 HC2 Site Address: Hay Road Garage.</p> <p>Commitment. *Project level HRA screening required - River Wye SAC. Site lies within the historic settlement core of Builth Wells archaeological intervention maybe required.</p>		<p>Committed site P08 HC2</p>
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Alternative Site Number: ASN19 Site Address: UDP Allocation B5 HA7		It is recommended that the site is not identified as a residential allocation within the Local Development Plan. No new evidence was presented to challenge the decision not to allocate it previously.
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Alternative Site Number: ASN17 Site Address: UDP Allocation B5 HA		It is recommended that the site is not identified as a residential allocation within the Local Development Plan. No new evidence was presented to challenge the decision not to allocate it previously.
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