



## Buttington Brickworks

Site Summary	Site allocated in LDP
<b>Candidate Site: 682 Buttington Brickworks &amp; Quarry</b>	✓
<b>ASN86 (Part of 682) Buttington Brickworks &amp; Quarry - Residential</b>	✗

Site	✓	Summary
<p><b>Candidate Site: 682</b>  <b>Site Address: Buttington Brickworks &amp; Quarry</b></p> <p>A mainly redundant quarry (ex brickworks) which has diversified into alternative uses. Small quarrying operation for stone ongoing on site, alongside a main commercial occupier, a distribution company. Range of modern buildings, consent for new storage building(s), old brick works chimney and other buildings still in situ etc, large quarry void, quarry floor and surrounding higher land/embankments, SSSI at NE end, surrounding amenity bund/screen being gradually built up. Quarry floor estimated at 1.5-2 ha, quarry void at 6 ha. Part of the site in front of the quarry void is recognised as having existing consent as employment land. Earthworks would be necessary to make most of the available land. Land on opp. side of trunk road is old railway sidings. Overall the quarry presents a well screened site with opportunity for brownfield re-development and land remediation, new access may open some of it up visually. Accordingly, the quarry site is now proposed as a LDP employment land allocation (the landowners withdrew their original larger scheme which included farmland). A Development Brief would be expected for a site of this nature to ensure that development proposals take account of all issues and constraints.</p>		<p>The site has been taken forward as an employment allocation in the draft LDP as it represents an appropriate site for employment development. It is considered the identified constraints can be adequately addressed at the detailed planning stages.</p> <p>Allocation No: P59 EA1</p>

Site	✓	Summary
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<p><b>ASN86</b> <b>Site Address: Buttington Brickworks &amp; Quarry (Part of CS682) - Residential</b></p> <p>Land on opp. side of trunk road to the quarry is old railway sidings, presenting a site with opportunity for brownfield re-development.</p>		<p><b>Summary:</b></p> <p>Having considered the representations on this site, it is not recommended that the site is identified for residential allocation in the LDP. The location of this site is outside of a named settlement in the LDP and an allocation for housing would be contrary to the sustainable settlement strategy of the LDP. The Council has made a housing land allocation in the nearby Large Village of Trewern and it is considered that sufficient land has been made available locally and across Powys to meet future residential land requirements. No changes to the Deposit LDP are therefore considered necessary.</p>
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