




Settlement: FORDEN & KINGSWOOD


Site Summary		Site allocated in LDP
Candidate Site: 62	Land at Quabbs (South)	X
Candidate Site: 308	Land West of Brynhafod, Kingswood Lane	✓
Candidate Site: 415	Land, part of Kingswood Farm	X
Candidate Site: 452	Land forming part of Can y Llan	X
Candidate Site: 502	Land part of Dingle House, Kingswood	X
Candidate Site: 548	Park View	X
Candidate Site: 597	Land off Heritage Green, Kingswood	✓
Candidate Site: 753	Land at Church Farm	X
Candidate Site: 754	Land adjacent to Church Farm	X
Candidate Site: 1056	Land adjacent St Michaels Crescent	X
Candidate Site: 1087	Land part of Court House	X
Candidate Site: 1237	Land in Forden	X


Site		Summary
<p>Candidate Site: 62 Site Address: Land at Quabbs, Forden (South)</p> <p>Paddock land sloping to south west, bounded by thick hedging to road. Land lies adjacent to access track leading to a residential property and existing workshop/outbuildings. Site lies adjacent to the current development boundary for Forden. The site is well located in respect of village services and arguably could provide a logical extension if developed sympathetically. Due to the major highways constraints identified in Forden (C2114/B4388 junction) and the lack of mains sewerage, new LDP land allocations in this part of the village are not being proposed. However a small part of this candidate site is included within the revised settlement development boundary so as to facilitate limited infill development (site constraints would need to be addressed at the detailed planning stage in consultation with relevant stakeholders).</p>		<p>The site has not been taken forward as a housing allocation in the draft LDP as it is constrained, most significantly by access issues. It is therefore considered that more appropriate site allocations identified elsewhere will meet the housing requirement of the settlement over the plan period.</p>


<p>Candidate Site: 308 Site Address: Land West of Brynhafod, Kingswood Lane, Forden</p> <p>Agricultural paddock currently being grazed by sheep. Thick trees on the boundary against the Offas Dyke and the public path on the far side of the south east boundary. Site is relatively level with a gentle south facing slope. Mix of dwellings in vicinity, detached</p>		<p>The site has been taken forward as a housing allocation in the draft LDP as it represents a logical infilling. It is considered the identified constraints can be adequately addressed at the detailed planning stages.</p> <p>Allocation No: P17 HA2</p>
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<p>dwelling on spacious plots off Kingswood Lane, modern housing estate at Heatherwood. This is considered in principle to be a logical infill site. The majority of the land is within the current development boundary for Kingswood in the UDP except for a strip acting as a buffer to the Offas Dyke. Highways have had further involvement and consider, given Kingswood Lane constraints, that the site could accommodate a modest number of houses. Potentially the site could be accessed off the existing residential estate "Heatherwood". Therefore this site is now one of two proposed land allocations at Kingswood. It is considered that development will concentrate housing into the heart of the village and that the identified constraints can be overcome at the detailed planning stages in consultation with relevant stakeholders.</p>		
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<p>Candidate Site: 415 Site Address: Land, part of Kingswood Farm, Forden</p> <p>A large parcel of agricultural grazing land. Most of site slopes down north facing towards the village although the southern end of the site near to the next door telecoms mast comprises undulating and rising ground. Two dwellings lie to the north of the site. The field is situated off a narrow single-track highway which is also a no through road leading to a farm and farm tracks. The site is removed from the current development boundary for Kingswood and feels remote from the main settlement especially due to the lie of the land with the site sitting high above the village. The site is surrounded by farmland and it is considered that development would represent unacceptable encroachment into the open countryside. Additionally the concerns of highways and built heritage are of note, therefore the site is not considered suitable for land allocation.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as is located in the open countryside. It is therefore considered that more appropriate site allocations identified elsewhere will meet the housing requirement of the settlement over the plan period.</p>
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<p>Candidate Site: 452 Site Address: Land forming part of Can y Llan, Forden</p> <p>Existing grazing land. Watercourse within the site. Land is generally level on the site north of the watercourse with the remaining land having a gradual north west facing slope up to the main B-road adjacent. Thick hedging to the roadside. Period properties either side of the site against the main road whilst newer infill dwellings lie between the site and the C Road to the north. The northern boundary of the site adjoins the current development boundary for Forden. This site is well located in respect of village school and sports facilities and could be said to provide an opportunity for logical expansion. However, further discussions with highways have indicated that the access constraints mean the site is not suitable for land allocation. There is also an absence of mains sewerage in this part of Forden. More suitable land has been identified for housing allocation at Kingswood and those sites are expected to meet the housing requirement of the Forden/Kingswood settlement over the Plan period. Furthermore Forden has some white land availability (within the settlement development boundary) that may contribute to small scale additional housing provision within the LDP period. This candidate site is not therefore considered suitable or required for land allocation.</p>		<p>The site has not been taken forward as a housing allocation in the draft LDP as it is constrained, most significantly by access issues. It is therefore considered that more appropriate site allocations identified elsewhere will meet the housing requirement of the settlement over the plan period.</p>
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<p>Candidate Site: 502 Site Address: Land part of Dingle House, Kingswood, Forden</p> <p>Agricultural paddocks with a mix of hedging and sheep fencing. Boundary trees plus a thick clump of trees in the centre of site. Trees appear to merit protection. Level site. Pond in eastern paddock. Edge of settlement site adjacent to a SSSI. It is considered that the southernmost paddock is well-located and could provide a logical extension if it can be accessed suitably through existing development. However, the entire site would be large and as such would encroach significantly into open countryside and potentially affect the nearby SSSI. Stakeholders have identified concerns including impact on character of settlement and landscape and the lack of mains sewers. After further analysis, it is considered that more appropriate site allocations identified elsewhere will meet the housing requirement of the settlement over the Plan period. This site is therefore not considered suitable or required for land allocation.</p>		<p>The site has not been taken forward as a housing allocation in the draft LDP as the site is constrained and may be considered an incursion into the open countryside. It is therefore considered that more appropriate site allocations identified elsewhere will meet the housing requirement of the settlement over the plan period.</p>
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<p>Candidate Site: 548 Site Address: Park View, Forden</p> <p>The site fronts the main B-road which links Forden and Kingswood and sits alongside the private access track to Nancribba Farm on the north, with a residential lodge house and adjacent bungalow sited to the south of the existing entrance. Within the site area, the existing properties are set back off the road and sited on higher land. The parcel of land to the rear at Parklands is presumed to be at least partly in use as residential curtilage although not accessed on site visit. The Offas Dyke and the Offas Dyke footpath intersect the site. The sites to the front of Parklands, comprise grazing/park land with an existing private vehicular access track winding through it. These sites are set within an attractive agricultural landscape which buffers the local historic features. Any new development set on these sloping fields is likely to be unduly prominent in wider views and could be incongruous in this setting. Sites 1 & 2 straddle the existing historic monument of the Offas Dyke and new housing development in this location is inappropriate, also any new access required for new development situated behind the existing dwellings at Parklands and Park View (Site 3) could jeopardise the historic environment. It is considered that the site is outside the visual limits of the settlement and, whilst it could be argued the site is close-by village services such as the school and community centre, the main road acts as deterrent to the amalgamation of the site into the core of the settlement. It is considered that the site is not suitable for allocation as it is not sustainably located and development is likely to have an adverse impact on character and appearance of area, adverse impact on the historic monument and result in the loss of open countryside. Furthermore highways and foul drainage constraints have been identified.</p>		<p>The site has not been taken forward as a housing allocation in the draft LDP as it is not sustainably located and is constrained. It is therefore considered that more appropriate site allocations identified elsewhere will meet the housing requirement of the settlement over the plan period.</p>
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<p>Candidate Site: 597 Site Address: Land off Heritage Green, Kingswood</p> <p>Site currently grassland. 2 paddocks separated by hedging. Level site with only a very gradual slope towards the Offas Dyke boundary. Access appears possible off existing residential estate at Heritage Green. Site surrounded on three sides by housing, with the Offas Dyke (and Offas Dyke path) at the south eastern boundary. The site offers an opportunity for logical infill being centrally located with access to</p>		<p>The site has been taken forward as a housing allocation in the draft LDP as it represents a logical central infilling. It is considered the identified constraints can be adequately addressed at the detailed planning stages.</p> <p>Allocation No: P17 HA1</p>
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<p>services. The site's potential was discussed in detail at the UDP Inquiry. As a result of further discussions, Highways have revised their comments and confirm that a suitable access is likely to be available. The site is considered suitable and is proposed as a land allocation in order to contribute to meeting the settlement's identified housing need and so as to concentrate housing into the heart of the village. The sensitive heritage status of the site means that Cadw and CPAT will need further involvement at the design stages.</p>		
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<p>Candidate Site: 753 Site Address: Land at Church Farm, Forden</p> <p>Ex-County Council farm which is now unoccupied, farmland and farmhouse with redundant farm buildings (including two approved building plots). It is considered that the farmyard site and the land to the north east could provide a logical extension/infill to the village, providing an opportunity to expand and round off the settlement in an appropriate manner. However, as a result of further discussions and due to the major highways constraints identified in Forden (C2114/B4388 junction) and the lack of mains sewerage, new LDP land allocations in this part of the village are not being proposed. More suitable land has been identified for housing allocation at Kingswood and those sites are expected to meet the housing requirement of the Forden/Kingswood settlement over the Plan period. The main farmstead (which includes current outline permission for 2 new dwellings) is to be retained in the settlement development boundary.</p>		<p>The site has not been taken forward as an allocation in the draft LDP however, the north eastern part of the site it does fall within the development boundary. It is therefore considered that more appropriate site allocations identified elsewhere will meet the housing requirement of the settlement over the Plan period.</p>
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<p>Candidate Site: 754 Site Address: Land adjacent to Church Farm, Forden</p> <p>Roadside agricultural land. Site is part of a field currently cropped to maize. Generally level section proposed for residential development, field slopes up behind this. This is considered to be a poor example of extending the current settlement as the site does not represent a logical extension to the existing settlement. The existing development boundary has contained the village development to the other side of the B road. Incorporating this strip of land into any new revised settlement boundary would facilitate ribbon development into the open countryside, adversely affecting its character and appearance and also risk the loss of good agricultural land. There are likely to be other more suitable sites in the vicinity to enable village expansion. It is considered that development of this</p>		<p>The site has not been taken forward as a housing allocation in the draft LDP as it may be considered an incursion into the open countryside. It is therefore considered that more appropriate site allocations identified elsewhere will meet the housing requirement of the settlement over the plan period.</p>
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<p>site would represent unacceptable encroachment into the open countryside and furthermore highways and built heritage officers have raised concerns.</p>		
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<p>Candidate Site: 1056 Site Address: Land adjacent St Michaels Crescent, Forden</p> <p>Agricultural grazing land which abuts the current development boundary to the rear (north east boundary) of dwellings in St Michaels Crescent. This is a large site comprising two parcels which lie either side of a private vehicular access track. Sites contains prominent mature trees. Several public footpaths cross the larger (southern part) site. The land rises and falls in places, with St Michaels Crescent already at the brow of the hill. The smaller plot to the north side of the track from St Michaels Crescent slopes away downhill north west facing. A local needs property is being constructed within the southern site near to existing dwellings. There is a substantial agricultural access track running through from the south western boundary taking access off the unclassified road. Although situated at the village edge, this is a centrally located site in respect of access to services and could prove scope for logical expansion. However, due to the topography large scale development could be unduly prominent and adversely affect the landscape. After further consideration, particularly having regard to the major highways constraints identified in Forden (C2114/B4388 junction) and the lack of mains sewerage, new LDP land allocations in this part of the village are not being proposed. More suitable land has been identified for housing allocation at Kingswood and those sites are expected to meet the housing requirement of the Forden/Kingswood settlement over the Plan period. Furthermore Forden has some white land availability (within the settlement boundary) that may contribute to small scale additional housing provision within the LDP period. This candidate site is not therefore considered suitable or required for land allocation.</p>		<p>The site has not been taken forward as a housing allocation in the draft LDP as the site is constrained, most significantly by access issues. It is therefore considered that more appropriate site allocations identified elsewhere will meet the housing requirement of the settlement over the plan period.</p>
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<p>Candidate Site: 1087 Site Address: Land part of Court House, Forden</p> <p>A generally level site comprising existing farmland/agricultural grazing at the edge of the settlement of Kingswood. A small development of four homes backs onto the site. A public footpath runs</p>		<p>The site has not been taken forward as a housing allocation in the draft LDP as it may be considered an incursion into the open countryside and is constrained. It is therefore considered that more appropriate allocations</p>
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<p>across the site. Boundaries are a mix of hedging and fencing to the narrow C road (C2043) around the south/south east of the site with robust hedging to the B road (B4388) to west which leads from Kingswood to Leighton. Several boundary trees are likely to merit protection. The built heritage officer considers the site to be outside the logical visual limits of the settlement. After further analysis, including a second opinion from Highways that the necessary improvements are unlikely to be feasible, it is considered that more appropriate site allocations identified elsewhere will meet the housing requirement of the settlement over the Plan period. Development of this site would lead to the undesirable extension of the built form into the open countryside and furthermore the site is constrained by the presence of the Offas Dyke and the identified highways issues. The site is therefore not considered suitable or required for land allocation.</p>		<p>identified elsewhere will meet the housing requirement of the settlement over the Plan period.</p>
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<p>Candidate Site: 1237 Site Address: Land in Forden</p> <p>The area adjacent to the community centre and playground is part of a fairly flat field currently used for horses. It comprises an infill site and lies within the current UDP development boundary. The area south of the C road is again part of an agricultural paddock, which is level at the roadside frontage. The sites are proposed by the Community Council as the village is short of a car parking facility for the community centre, church and school (especially during school hours). It has been determined that a land allocation is not necessary for these proposals as community uses will be supported by a Policy approach in the LDP.</p>		<p>The site has not been taken forward as an allocation in the draft LDP however, part of the site does fall within the development boundary and could be developed subject to satisfactory planning approval. It is therefore considered that more appropriate site allocations identified elsewhere will meet the housing requirement of the settlement over the Plan period.</p>
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