



Settlement: HOWEY

Site Summary		Site allocated in LDP
Candidate Site: 40	Land at Howey	X
Candidate Site: 114	Land off Llwynbrain Villas	X
Candidate Site: 274	Site 1 - Land to East of Holly Farm	X
Candidate Site: 689	Land south of Corven Hall	X
Candidate Site: 690	Land to North of Corven Hall	X
Candidate Site: 739	Crossways Junction, Howey, Disserth Turning	X
Candidate Site: 951	Former playing fields & school at Howey	X
Candidate Site: 1093	Land to West of and accessed off Crossways Crt	✓
Allocated Site: P22 HA1	Land adjacent Goylands Estate	✓

Site		Summary
<p>Candidate Site: 40 Site Address: Land at Howey</p> <p>The allocation of this site is not necessary to meet the growth, apportioned by the strategy, of the village over the plan period. The site is well located, adjoining the existing development boundary. However MG5 grassland is present on the site - both a habitat of principal importance in Wales listed on Section 42 and a UK and Powys BAP habitat. Other constraints are access onto the trunk road and the potential impact on the setting of the Church. The Trunk Road Authority has commented that there is restricted junction and forward visibility at the trunk road junction. This is echoed by local representatives. A capacity assessment of Llandrindod Wells waste water treatment works is necessary as would be investigations into foul flow capacity. The Inspector, who considered objections made on the Unitary Development Plan, considered the gap between the two built up areas of the village on the eastern side of the trunk road an 'important feature in the pattern of development at Howey', and that other proposals should be considered before this.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as the site is constrained, most significantly by trunk road and biodiversity issues. 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: 114 Site Address: Land off Llwynbrain Villas</p> <p>The allocation of this site is not necessary to meet the growth, apportioned by the strategy, of the village over the plan period. The site would extend the built form of Howey into the Countryside. Key constraints to development include achieving appropriate highways access through the estate and demonstrating that any restrictive covenants on the land would not affect the timely delivery of the site. The Trunk Road Authority has commented that development would need to be subject to provision of a ghost island right turn lane. A capacity</p>		<p>The site has not been taken forward as an allocation in the draft LDP as the site may be considered an incursion into the open countryside. 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>assessment of Llandrindod Wells waste water treatment works is necessary as would be investigations into the foul flow capacity.</p>		
<p>Candidate Site: 274 Site Address: Site 1 - Land to East of Holly Farm</p> <p>The allocation of this site is not necessary to meet the growth, apportioned by the strategy, of the village over the plan period. This site is not well located for a housing allocation, sitting to the east of the main road and train tracks on Holly Lane. The visibility at the junction of Holly Lane and the trunk road (A483) is a problem, as is the width of holly lane although the site frontage allows for this to be addressed for this site. The land slopes towards the watercourse and part is within the flood zone restricting the developable area. It is noted that a public sewer traverses the site requiring either an easement or diversion and the land is near the sewage works. Local representatives are not supportive of development on the site, or on site 275 further along Holly Lane.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as the site is constrained, most significantly by flooding issues and is traversed by a public sewer easement. 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: 689 Site Address: Land south of Corven Hall</p> <p>The allocation of this site is not necessary to meet the growth, apportioned by the strategy, of the village over the plan period. This site would extend the built form into the open countryside, although part of it adjoins the existing development boundary. A key constraint identified is the trunk road junction which leads to the Goylands Estate.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as it is constrained by trunk road issues and may be considered an incursion into the open countryside. 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: 690 Site Address: Land to North of Corven Hall</p> <p>The allocation of this site is not necessary to meet the growth, apportioned by the strategy, of the village over the plan period. This site would form a large extension to the village. It is contained to the north and east by watercourses, to the south by the C1336 Road and to the west by the backs of houses on the Goylands Estate. The key constraint identified is the trunk road junction which leads to the Goylands Estate and which it is taken would serve the site, however should this be satisfactorily addressed it could be considered alongside other sites in the village for allocation subject to assurance that identified constraints and community concerns are able to be satisfactorily</p>		<p>The site has not been taken forward as an allocation in the draft LDP as the site is constrained, most significantly by trunk road issues. 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>resolved prior to any development proceeding. Justification would be required if pre extraction of sand and gravel resources did not form part of the development proposals.</p>		
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<p>Candidate Site: 739 Site Address: Crossways Junction, Howey, Dissersh Turning</p> <p>The allocation of this site is not necessary to meet the growth, apportioned by the strategy, of the village over the plan period. This site is well contained, bounded by the A483 Trunk Road to the East, the class III county road to the north, the railway line to the west and residential development to the south. The site spans the separation between the two parts of the village which had development boundaries in the Unitary Development Plan, consolidating the village on the western side of the trunk road. The key constraint identified is the existing junction between the trunk road and the class III county road, although there may be scope for significant improvements given the amount of land proposed. Should this be satisfactorily addressed the site could be considered alongside other sites in the village for allocation subject to assurance that other identified constraints and community concerns are able to be satisfactorily resolved prior to any development proceeding.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as the site is constrained, most significantly by the existing junction between the trunk road and the county road. Whilst constraints could be adequately addressed at the detailed planning stages, the allocation of this site is not necessary to meet the growth, apportioned by the strategy, of the village over the plan period. It is therefore considered that site commitments and more appropriate site allocations identified elsewhere will meet the growth requirement of the settlement over the plan period.</p>
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<p>Candidate Site: 951 Site Address: Former playing fields & school at Howey</p> <p>The allocation of this site is not necessary to meet the growth, apportioned by the strategy, of the village over the plan period. This site is associated with the former school and contains some playing equipment. The site sits within the development boundary of the Unitary Development Plan and could be brought forward for development now subject to constraints being addressed. It is noted that a time capsule is buried on the site and this should be discussed with the local community before any proposals a drawn up. As the existing buildings on the site are occupied it seems unlikely that the whole site will come forward for development and so it is likely the remaining site will accommodate only a small amount of development. Nevertheless, the site could be considered alongside other sites in the village for allocation subject to assurance that other identified constraints and community concerns are able to be satisfactorily resolved prior to any development proceeding.</p>		<p>The site has not been taken forward as an allocation in the draft LDP. Whilst constraints could be adequately addressed at the detailed planning stages, the allocation of this site is not necessary to meet the growth, apportioned by the strategy, of the village over the plan period. It is therefore considered that site commitments and more appropriate site allocations identified elsewhere will meet the growth requirement of the settlement over the plan period.</p>
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<p>Candidate Site: 1093 Site Address: Land to West of and accessed off Crossways Crt</p> <p>This site is well located to the west of the A483 trunk road, opposite the existing village. It is bounded by the trunk road to the east, the railway line to the west and the class III county road to the south. To the north the trunk road and railway line converge, a triangular parcel of land has also been included in the development boundary. The site extends and existing housing development, Crossway Court, and was considered by the Inspector looking into objections to the Unitary Development Plan who concluded that the site would be acceptable subject to need and that it is 'an obvious option for future consideration'. Therefore the site has been allocated for development. The allocation also brings an opportunity to provide a safer access for the bungalow directly to the north of the bungalow.</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. It is considered the identified constraints can be adequately addressed at the detailed planning stages.</p> <p>Allocation No: P22 HA1</p>
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<p>Allocated Site: P22 HA1 Site Address: Land adjacent Goylands Estate</p> <p>Previously a Commitment. Reserved Matters application P/2011/1538. *Project level HRA screening required - River Wye SAC.</p>		<p>Summary:</p> <p>To change the reference of this site from HC1 to HA2 as it is not a commitment as previous planning permissions for the development of this site has lapsed.</p>
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