





Settlement: KERRY


Site Summary	Site allocated in LDP
Candidate Site: 371 Land on Common Road, Kerry	X
Candidate Site: 410 Land adj Kerry (site 2)	X
Candidate Site: 534 Land Adj. Gilfach Farm, Kerry	X
Candidate Site: 600 Land at Maesllan, Kerry	X
Candidate Site: 662 Land at Lomond, Common Road, Kerry	X
Candidate Site: 758 Land off Common Lane, Kerry	X
Candidate Site: 1149 Field East of Chestnut Drive, Kerry	X
Candidate Site: 1220 Land at Kerry	X
New Site: P23 HC1 Dolforgan View	✓
ASN41: Land to the South of Kerry	X


Site		Summary
<p>Candidate Site: 371 Site Address: Land on Common Road</p> <p>Pasture land that slopes significantly (up from highway) and which adjoins the existing UDP development boundary. The site may be considered a logical extension of the settlement, however a lack of highways infrastructure serving the site is considered a significant constraint to its development. Site is therefore not considered suitable for allocation.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as: The site is constrained, most significantly by inadequate highway infrastructure. 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: 410 Site Address: Land adj Kerry(site 2)</p> <p>This site consists of parcels of pasture land that rise steeply towards the school where development would be highly visible on the approach from the East. It is also divorced from the existing built form of the settlement (& current UDP settlement boundary) by other candidate site proposals and there are stakeholder concerns regarding the development of the site. Whilst the site proposal's scale and mixture of uses may provide sufficient scope for some concerns to be addressed, it would represent a significant extension to the settlement into open countryside, may require significant engineering operations to gain access and may also require the allocation of adjoining sites to enable its integration into the existing settlement. The site is currently not considered appropriate for allocation as it is anticipated that sites elsewhere can more appropriately meet the projected needs of the settlement over the Plan period.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as it would represent a significant extension of the settlement into open countryside, may require significant engineering operations to gain access and may also require the allocation of adjoining sites to enable its integration into the existing settlement. 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: 534 Site Address: Land Adj. Gilfach Farm</p> <p>Flat pasture land that adjoins existing UDP development boundary and housing allocation M141 HA1. The site lies outside of the current settlement speed limit and bounds a farm. Its allocation may therefore give rise to bad neighbour issues. In addition, whilst the site has a frontage along the A489 there are significant Highways constraints to the development of the site, and as the site is bounded by the Afon Mule & its floodplain there is also a significant flooding constraint to the site's development. Site is therefore not considered suitable for allocation.</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 and Highway issues.</p> <p>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: 600 Site Address: Land at Maesllan</p> <p>Flat pasture land bounded by a variety of land uses including residential, community, utilities and agriculture. The Afon Mule also runs along the northern boundary of the site. The site is inconspicuous, has defensible boundaries and may be considered a logical extension of the settlement. However, the site's development may be constrained by issues including flooding (FCA submitted) and minerals. Significantly, further discussion with stakeholders has identified that the proposed access via Park Avenue may not be capable of serving more than 2-3 dwellings and the information submitted in relation to flooding may not be sufficient to address Natural Resources Wales concerns. Site is therefore currently not considered suitable for allocation.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as: There remains uncertainty over whether potential site constraints, most significantly Flooding and Highway access, can be addressed.</p> <p>It is therefore considered that site allocations identified elsewhere will meet the housing requirement of the settlement over the Plan period.</p>
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<p>Candidate Site: 662 Site Address: Land at Lomond, Common Road</p> <p>Pasture land that slopes significantly up from highway and is bounded on three sides by existing residential development. The site lies close to the centre of the settlement and may be considered a logical infill of / extension to the existing built form, subject to the outcome of further discussions with stakeholders. Nonetheless, the site is not considered appropriate for allocation as a site benefitting from a Council resolution to approve planning permission for 62 dwellings (subject to a Section 106 agreement) can more appropriately meet the projected needs of the settlement over the Plan period.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as there remains concerns over site constraints and, significantly, it is considered that as a site benefitting from a Council resolution to approve planning permission for 62 dwellings can more appropriately meet the projected needs of the settlement over the Plan period.</p>
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<p>Candidate Site: 758 Site Address: Land off Common Lane</p> <p>Pasture land that slopes towards watercourse through centre of site. Site does adjoin the existing residential development and UDP development boundary and is enclosed by the landform. It was also previously allocated for residential development in the Montgomeryshire Local Plan. However, it does not abut the County highway network and would be reliant on access being achieved via land in third party ownership. Therefore whilst the site may be considered a logical extension of the settlement, highways may be a significant constraint to the development of the site. In addition, the Community Council have raised a flooding issue not identified by SFCA or Natural Resources Wales. Site is therefore not considered suitable for allocation.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as: The site is constrained, most significantly by highways 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: 1149 Site Address: Field East of Chestnut Drive</p> <p>Site consists of sloping pasture land with significant trees on site. The site bounds the current UDP settlement boundary to the west and other proposed candidate sites to the east and south. However, the northern part of the site is highly visible on the approach to the settlement from the East and development on this area of the site would appear as an inappropriate incursion into the open countryside and adversely affect the setting of the settlement. It is therefore considered that development should be restricted to land to the south of the higher land (and line of mature trees) in order to ensure that the development integrates into settlement. This would be a similar area to that previously allocated for residential development in the Montgomeryshire Local Plan. There are, however, issues raised by stakeholders and further discussion with stakeholders would be required prior to determining the acceptability of the partial allocation of this site. Nonetheless, the site is not considered appropriate for allocation as a site benefitting from a Council resolution to approve planning permission for 62 dwellings (subject to a Section 106 agreement) can more appropriately meet the projected needs of the settlement over the Plan period.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as It may be considered an inappropriate incursion into the open countryside and adversely affect the setting of the settlement. 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: 1220 Site Address: Land at Kerry</p> <p>Flat pasture land adjoining current UDP development boundary with significant constraints to its development including flooding and highways. However, as proposal is for recreational facilities consideration of its acceptability will be undertaken through the Open Space Assessment.</p>		<p>The site has not been taken forward as an allocation in the draft LDP. The proposal is for recreational facilities and such uses will be determined by a policy approach through the planning application process. Therefore the site does not require a land allocation.</p>
<p>New Site: P23 HC1 Site Address: Dolforgan View</p> <p>Site contains two historic assets, any proposed development here may require archaeological intervention as part of any planning application. *Project level HRA screening required - Montgomery Canal SAC (hydrological connections).</p>		<p>Summary: Site benefits from a Council resolution to approve planning permission subject to a section 106 agreement.</p> <p>Previously an Allocation No: P23 HA1, Now upgraded to Commitment P23 HC1</p>
<p>ASN41 Site Address: Land to the South of Kerry</p>		<p>Summary:</p> <p>This site has not been allocated as sufficient allocated land with the benefit of planning permission is available elsewhere within the settlement. The Highway Authority has also expressed concerns regarding the capacity of the existing junction from the estate road that would serve the site.</p>