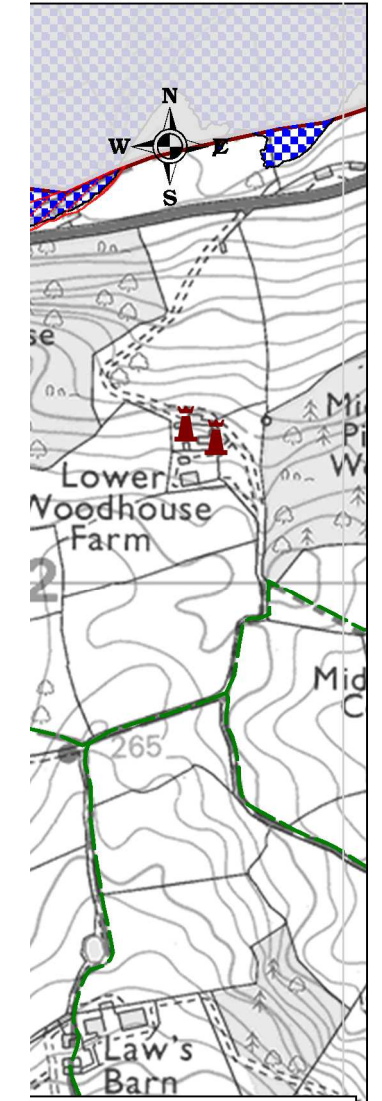
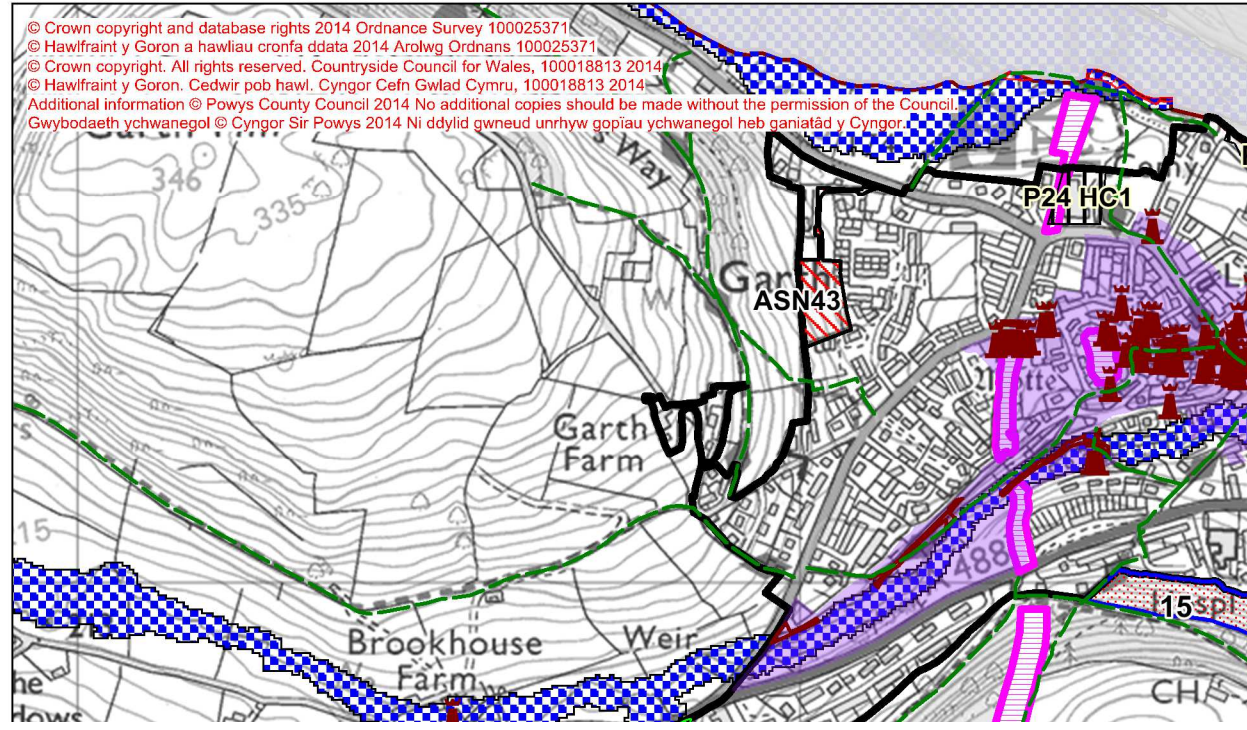

































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 Alternative site not a candidate site or allocation / commitment


	LDP Development Boundary		Tree Preservation Order		Listed Building		TAN 15 DAM Zone C1
	Candidate Site		Tree Preservation Order		Historic Park and Garden Park Boundary		TAN 15 DAM Zone C2
	Allocation		Site of Special Scientific Interest		Historic Park and Garden Kitchen Garden		Common Land
	Committed Site		European Protected Site		Historic Park and Garden Essential Setting		Village Green
	Brecon Beacons National Park		Local Nature Reserve		Historic Park and Garden Kitchen Garden		Montgomery Canal
	Public Right of Way		National Nature Reserve		Scheduled Ancient Monument		LNG Pipeline
	Trunk Road		Regionally Important Geodiversity Sites		Conservation Area		Mineral Permitted Working Area
					Historic Landfill		Mineral Permitted Working Area Buffer


## Settlement: KNIGHTON

Site Summary		Site allocated in LDP
<b>Candidate Site: 15</b>	<b>Little Ffrydd Wood Field</b>	<b>X</b>
<b>Candidate Site: 202</b>	<b>Triangular plot at Farrington Lane</b>	<b>X</b>
<b>Candidate Site: 203</b>	<b>Site adjacent to Shirley</b>	<b>✓</b>
<b>Candidate Site: 778</b>	<b>Sheep Sale Field, Ludlow Road</b>	<b>X</b>
<b>Candidate Site: 779</b>	<b>Land at Presteigne Road</b>	<b>✓</b>
<b>Candidate Site: 780</b>	<b>Land adjoining Woodhouse Lane</b>	<b>X</b>
<b>Candidate Site: 940</b>	<b>Land at Llanshay Farm</b>	<b>X</b>
<b>Candidate Site: 972</b>	<b>Land at New House, Farrington Lane</b>	<b>X</b>
<b>Candidate Site: 1228</b>	<b>Fields adjacent to River Teme</b>	<b>X</b>
<b>Candidate Site: 1229</b>	<b>Land on eastern site of Woodhouse Lane</b>	<b>X</b>
<b>Committed Site: P24 HC1</b>	<b>Former clothing factory, West Street.</b>	<b>✓</b>
<b>New Site: P24 HA2</b>	<b>Site of former Motorway mouldings factory now P24 HC2</b>	<b>✓</b>
<b>ASN43:</b>	<b>Land next to Little Finches</b>	<b>X</b>


Site		Summary
<p><b>Candidate Site: 15</b>  <b>Site Address: Little Ffrydd Wood Field</b></p> <p>The allocation of this site is not necessary to meet the growth, apportioned by the strategy, of the town over the plan period. The site is accessible by car although, potential for car parking issues given the present situation with current on street parking arrangements. Currently a lack of footway provision to and from the site which would be of benefit given it is located physically proximate to settlement services and facilities. Given the gradient of the site, problems which could arise from car parking and the potential for an overbearing development. Additionally, the surrounding environment in terms of variety of habitat for biodiversity and the restored ancient woodlands makes a positive contribution to the character of the area and the right of way offers an easy means of access.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as the site is constrained, most significantly by carparking issues. Further, 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 housing requirement of the settlement over the plan period.</p>


<p><b>Candidate Site: 202</b>  <b>Site Address: Triangular plot at Farrington Lane</b></p> <p>The allocation of this site is not necessary to meet the growth, apportioned by the strategy, of the town over the plan period. The site appears to have been disabled from development by adjacent built form to the north given there appears limited scope to achieve improvements to enable access from Farrington lane. Nevertheless, considering that the highways department have responded that the Farrington lane/Ludlow road junction is unsuitable for further development, access from the west of the site appears unachievable. Third party consent/involvement would likely be necessary to enable development at the site. Subject to a boundary amendment to exclude the 10% of flood zone the site is flat and could lend itself to a small scale of residential development(subject to access) although based on the constraints information at present, it may be worth considering the site as a play facility. Retention of boundary features would benefit the biodiversity at the site and potentially serve as an enhancement to any development of the site</p>		<p>The site has not been taken forward as an allocation in the draft LDP as the site is constrained, most significantly by access issues. Further, this site is not necessary to meet the growth, apportioned by the strategy, of the settlement over the plan period. 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><b>Candidate Site: 203</b>  <b>Site Address: Site adjacent to Shirley</b></p> <p>The site is well within the UDP development boundary and adjacent to an existing and in use industrial estate to the east of the site. The site has been subject of an outline planning application (P/2009/0038) which was approved. The site slopes quite heavily from the west falling to the east potentially impacting the viability of residential development. Additionally, the industrial estate units are used for retail, warehousing and mechanics which may not be considered appropriate neighbouring uses. The response from the highways department is that there is no scope for a new access to meet standards with the option being possible access via adjacent industrial estate if the owner was willing and upgrades to adoptable standards achieved. The site may also need some amendment to exclude the 1% of the site within flood zone 2. A potential unknown is that of land contamination, with the land contamination officer responding that information is required to enable judgement of the site and whether appropriate and suitable conditions can be applied.</p>		<p>The site has been taken forward as a housing allocation in the draft LDP. The site has been subject of an outline planning application which was approved and well within the UDP development boundary.</p> <p>Allocation No: P24 HA1</p>
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<p><b>Candidate Site: 778</b>  <b>Site Address: Sheep Sale Field, Ludlow Road</b></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. Flood plain</p>		<p>The site has not been taken forward as an allocation in the draft LDP the site is constrained, most significantly by flooding. Further, this site is not necessary</p>
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		<p>to meet the growth, apportioned by the strategy, of the settlement over the plan period. It is therefore considered that site commitments and more appropriate site4 allocations identified elsewhere will meet the growth requirement over the plan period.</p>
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<p><b>Candidate Site: 779</b>  <b>Site Address: Land at Presteigne Road</b></p> <p>Site west of the B4355 could represent a rounding off of the settlement in a southern direction along Presteigne road given the highways constraints south of this site. It appears a safe means of access could be achieved at this site to adoptable standard. Site slopes from west to east which could possibly give rise to an overbearing and dominant appearance adversely affecting the character of area. However, it is considered that appropriately scaled and sensitively designed development could be accommodated at the site. There are also several power line poles traversing the site which would need consideration in addition to water mains traversing the site. Subject to a land contamination survey, ecology survey conditions may be required to mitigate any adverse impacts of development. Comments from the highways department indicate the site to the east of the B4355 has inadequate road frontage with which to create an acceptable access. Consequently, could more appropriately be used as an extension to the cemetery or potentially as open space. The slope is quite substantial from the eastern boundary of the existing cemetery falling to Pont-faen brook watercourse potentially bringing into question the viability of a larger scale of development, although a small scale of development may be considered achievable. Furthermore, the allocation of this site in its entirety is not necessary to meet the growth, apportioned by the strategy, of the town over the plan period.</p>	 <b>Part allocation</b>	<p>The site has been taken forward (in part) as a housing allocation in the draft LDP as the western part of the site represents an extension of the existing built form. It is considered that identified constraints can be overcome by not allocating the eastern part and other constraints can be adequately addressed at the detailed planning application stage. Furthermore the allocation of this site in its entirety is not necessary to meet growth apportioned by the strategy of the town over the plan period.</p> <p>Allocation No: P24 HA3</p>
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<p><b>Candidate Site: 780</b>  <b>Site Address: Land adjoining Woodhouse Lane</b></p> <p>The allocation of this site is not necessary to meet the growth, apportioned by the strategy, of the town over the plan period. An undulating topography although significant slope up toward candidate site 1229 in the southern quarter of the site. The site currently adjoins the UDP development boundary which could be amended to consider part or all of the site. Having consulted the highways agency there appears insufficient capacity to enable the safe movement of volumes of traffic using the current road layout and very limited scope</p>		<p>The site has not been taken forward as an allocation in the draft LDP as the site is constrained by access 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>
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<p>to achieve the necessary highways improvements to enable volume house building at the site. Additionally, the site would represent an extension in a south-western direction with ease of access to settlement services and facilities currently considered restricted given the lack of footway provision, the physical distance to the town bringing with it a level of detachment from Knighton. Given the present agricultural use, semi-natural ancient woodland and the overall variety of habitat for biodiversity an ecology survey will likely be required.</p>		
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<p><b>Candidate Site: 940</b>  <b>Site Address: Land at Llanshay Farm</b></p> <p>The allocation of this site is not necessary to meet the growth, apportioned by the strategy, of the town over the plan period. Site previously allocated in the UDP. The site to the west of Llanshay lane relies on the site to the east coming forward on account of the response from the highways department which is that of no access using the current layout arrangements of Llanshay lane with a new access created to adoptable standard through the site east of Llanshay lane. Provision of cycleways and footways will likely be required in addition to a potential stopping up of the existing Llanshay lane junction with Ludlow road. Any development considered at the site would need to have significant regard to the setting of the listed building (located to the south of the site) and whether the setting of the listed building would be materially affected by development of the site. Given the present agricultural use and presence of a variety of habitat, an ecology survey will likely be required</p>		<p>The site has not been taken forward as an allocation in the draft LDP as the site is constrained most significantly by access issues. Further, this site is not necessary to meet the growth, apportioned by the strategy, of the settlement over the plan period. 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><b>Candidate Site: 972</b>  <b>Site Address: Land at New House, Farrington Lane</b></p> <p>The allocation of this site is not necessary to meet the growth, apportioned by the strategy, of the town over the plan period. Quite a steep slope from south to north with at least 3 power line poles 1 of which is a twin pole structure close to the eastern hedgerow boundary. The site overlooks the settlement therefore any development here would need to be sensitively designed sufficient so as not to be represent a detriment of the character and appearance of the surrounding area. Nevertheless, the site would represent a settlement extension although only adjoins the UDP development boundary at the very northern point of the site where it adjoins Pont-faen brook and existing built form. The site has the potential to provide good footway and cycle routes subject to improvements of the Farrington land track to enable easy access to settlement services and facilities. Given the current agricultural use and variety of habitat available for</p>		<p>The site has not been taken forward as an allocation in the draft LDP as the site is constrained most significantly by access issues. Further, this site is not necessary to meet the growth, apportioned by the strategy, of the settlement over the plan period. 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>biodiversity an Ecology survey will likely be required in addition to the potential requirement of a tree report given adjacent TPOs. Highways constraints are considered to be the main issue with the site as the Highways department have suggested that both Farrington Lane and Llanshay Lane are not considered suitable given their current layout.</p>		
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<p><b>Candidate Site: 1228</b>  <b>Site Address: Fields adjacent to River Teme</b></p> <p>The allocation of this site is not necessary to meet the growth, apportioned by the strategy, of the town over the plan period.  Flood plain</p>		<p>The site has not been taken forward as an allocation in the draft LDP as the site is constrained by flooding issues. Further, the allocation of this site is not necessary to meet the growth apportioned by the strategy, of the town over the plan period.</p>
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<p><b>Candidate Site: 1229</b>  <b>Site Address: Land on eastern site of Woodhouse Lane</b></p> <p>The allocation of this site is not necessary to meet the growth, apportioned by the strategy, of the town over the plan period.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as the allocation of this site is not necessary to meet the growth apportioned by the strategy, of the town over the plan period. 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><b>Committed Site: P24 HC1</b>  <b>Site Address: Former clothing factory, West Street.</b></p> <p>Commitment. Ref: (P/2010/0798) (PR73301). Site overlies the Offa's Dyke Scheduled Ancient Monument therefore further consents and archaeological intervention maybe required.</p>		<p>Committed Site: P24 HC1</p>
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<p><b>New Site: P24 HA2</b>  <b>Site Address: Site of former Motorway mouldings factory</b></p> <p>Site part in Shropshire - Full site previously pp 36. (PR3227/05) (P/2010/0115, P/2013/0504). Part of site in DAM C2 flood zone. If any further planning application are submitted the developer will need to revisit the FCA to ensure flood risk is up to date. Contains the site of a historic asset, any proposed development here may require archaeological intervention as part of any planning application.</p>		<p>The site has been taken forward as an allocation. It is located to the north of the town centre and as a previously developed site with historic planning consents is considered a suitable allocation for future housing.</p> <p>Allocation No: P24 HA2</p>
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now a committed site P24 HC2

**ASN43**

**Site Address: Land next to Little Finches, Knighton**

The site is identified as having technical and/or environmental constraints including, but not limited to, the currently proposed access to the site being substandard in terms of geometry, gradient and visibility and the site does not include all of the land that would be required to make the necessary improvements to include the site as a housing allocation. The site is sloping and overlooks existing dwellings so any future development would need appropriate careful design to mitigate this aspect, combined with environmental and land drainage enhancements. No further evidence has been received to change these assessments.



**Summary:**

It is not considered that the inclusion of this site as a residential allocation would be appropriate without regard to the identified technical constraints on the site. Sufficient allocations in Knighton, which is well served by local facilities and services, have been proposed in order to meet the land use needs of the area over the plan period.