






Settlement: LLANIDLOES

Site Summary		Site allocated in LDP
Candidate Site: 100	Land at Parc Hafren	✓
Candidate Site: 104	Land at Parc Derwen Fawr	✓
Candidate Site: 111	Land at Gorn Road	✗
Candidate Site: 170	Kennel Fields	✗
Candidate Site: 332	Land to S E of Rhos-y-Maen Uchaf	✗
Candidate Site: 633	Chapel Farm, Gorn Road	✗
Candidate Site: 666	Land at Penyborfa	✓
Candidate Site: 675	Site opposite Hafren Terrace	✗
Candidate Site: 677	Land adjacent to The Farm, Victoria Ave	✗
Candidate Site: 679	Site adjacent Chapel Farm	✗
Candidate Site: 680	Site opposite Hafren Terrace	✗
Candidate Site: 935	Former depot site	✗
Candidate Site: 1031	Chapel Farm, Gorn Road	✓
Candidate Site: 1035	Chapel Farm, Gorn Road,	✗
Candidate Site: 1061	Land adjacent Dolhafren Cemetery	✓
Candidate Site: 1096	Chapel Farm, Gorn Road	✗
Candidate Site: 1115	Land adj. Sabrina Cottages	✗
Candidate Site: 1191	Eastgate Street, Llanidloes	✗
Committed Site: P35 HC1	Lower Green, Victoria Avenue	✓
Committed Site: P35 HC2	Land at Hafren Furnishers	✓


Site		Summary
<p>Candidate Site: 100 Site Address: Land at Parc Hafren</p> <p>Existing UDP employment allocation M163 EA3. Site has grassland & mature trees & hedges marking site boundaries. Part of site has already been developed as a salt depot & electricity substation. The site is adjoined by other employment uses and agricultural land. Sufficient access is available. Site suitable for employment use.</p>		<p>The site has been taken forward as an allocation in the draft LDP as it was previously allocated in the UDP and is of a suitable size for employment use.</p> <p>Allocation No: P35 EA2</p>
<p>Candidate Site: 104 Site Address: Land at Parc Derwen Fawr</p> <p>Part of existing UDP local employment site, but not allocated in UDP. Land levelled. Part of site used as car-park for existing employment use. Site adjoined by other employment uses. Sufficient site access. Site suitable for employment use.</p>		<p>The site has been taken forward as an allocation in the draft LDP as it was previously allocated in the UDP and is of a suitable size for employment use.</p> <p>Allocation No: P35 EA1</p>


<p>Candidate Site: 111 Site Address: Land at Gorn Road</p> <p>Corrugated iron hanger type buildings (Nissan Huts) occupy this previously developed site. The site is considerably overgrown with trees and vegetation. The site boundary is marked by a high metal fence. The site is adjoined by agricultural land and its development would currently constitute an encroachment into the countryside. The site is divorced from Llanidloes and there is no pedestrian provision from the site to the settlement. Glyndwrs way runs past site. Concerns regarding suitability of access - narrow, single track with limited scope for widening. Potential for access improvements in conjunction with adjoining cs 332? Potential for joint allocation with 332. Site not needed.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as it may be considered an incursion into the open countryside and it is divorced from Llanidloes. 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>Candidate Site: 170 Site Address: Kennel Fields</p> <p>This site is flat agricultural land which adjoins the river severn. The site used for Annual Sheep Sale, Fireworks display and other community uses/events. The site is also registered common land, its cultural value should therefore be taken into consideration. The site has mature hedgerows markings its boundary. The site would form a logical extension, subject to suitable access & traffic calming improvements. FCA received for part of site however no confirmation from Natural Resources Wales that they are satisfied with the result.</p>		<p>The site has not been taken forward as an allocation in the draft LDP because of its cultural value. 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>Candidate Site: 332 Site Address: Land to S E of Rhos-y-Maen Uchaf</p> <p>Site allocated for residential development in UDP (M163 HA4) - question deliverability as site not come forward during plan period. The site is currently uneven agricultural land bordered by trees and hedges. The site is adjoined by agricultural land, residential development and cs111. Glyndwr's way runs past site. Whilst the site would form a logical extension to the settlement, there are concerns regarding obtaining suitable access to the site. The lower part of the site has an existing access road developed to serve an extant planning permission. The northern half of site is currently served by a single track road, significant improvements including road widening sufficiently to serve the scale of development proposed would be required. Sewerage infrastructure improvements may be required. Potential for joint allocation with CS 111 although sites not needed. Ecology survey required. Site not needed. Include 4</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 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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units with planning permission within development boundary.		
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<p>Candidate Site: 633 Site Address: Chapel Farm, Gorn Road</p> <p>The site forms part of allocation M163 EA1 Local Employment site in UDP. The site is currently agricultural grassland used for sheep grazing. The site is elevated and visible from the A470 roundabout - an identifiable gateway to Llanidloes. Any development design should be sensitive to the sites position in the Clywedog Valley historic landscape. The site has a steam lined with mature trees, and there is a large mature oak tree in the centre of the site. The site adjoins an existing employment site. The site boundaries are marked by mature hedgerows and trees. The site would form a logical extension to the local employment site. However, its suitability for residential development is questionable due to a lack of pedestrian infrastructure. Access into the site could be achieved. Although this site has potential for employment allocation, sufficient land has been allocated in the area. Policy approach of employment sites 0.5Ha will be encouraged outside development boundaries.</p>		<p>The site has not been taken forward as an allocation in the draft LDP. Although this site has potential for employment allocation, sufficient land has been allocated in the area. Policy approach of employment sites 0.5ha will be encouraged outside development boundaries. 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>Candidate Site: 666 Site Address: Land at Penyborfa</p> <p>The site is allocation M162 HA2 in the UDP. The site forms low lying flat land with hedgerows and trees marking the site boundaries. The site neighbours a variety of uses including residential, employment/retail, agricultural and a cemetery. The site adjoins cs 1191. Sewerage connection required. Amend boundary to exclude area in flood zone. Remainder of site potential for allocation.</p>	 Part allocated	<p>The site has been taken forward (in part) as a housing allocation in the draft LDP as it represents a logical extension of the existing built form. The boundary has been amended to exclude the flood zone.</p> <p>Allocation No: P35 HA1</p>
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<p>Candidate Site: 675 Site Address: Site opposite Hafren Terrace</p> <p>Not for residential, proposal does not need allocation, policy approach. The site rises on the valley side and is divorced/separated from the settlement by a fast stretch of the A470. The land is currently used for grazing and is bordered by trees and mature hedgerows. The site is adjoined by agricultural & forestry land. The site adjoins cs 1096.</p>		<p>The site has not been taken forward as an allocation in the draft LDP. A proposal for a petrol filling station does not need allocation but can be considered under a policy approach.</p>
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<p>Candidate Site: 677 Site Address: Land adjacent to The Farm, Victoria Ave.</p> <p>The site is a flat field next to the River Severn in the valley floor. The site is currently used for grazing horses. There are telegraph poles & lines crossing the site. The site is adjoined by agricultural land and stables. The site adjoins cs 680 and its boundaries are marked by the river and mature hedgerows or fences. The site is within easy walking distance of the town centre and has good pedestrian links. Access into the site could be achieved. Site is 100% within the floodplain & unsuitable for high risk development.</p>		<p>The site has not been taken forward as an allocation in the draft LDP. The site is constrained, most significantly by flooding 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>Candidate Site: 679 Site Address: Site adjacent Chapel Farm</p> <p>The site is elevated on a steep valley hillside. The site is currently used for sheep grazing. Outside development boundary for Llanidloes, it is divorced from the settlement by the A470 and would constitute an encroachment into open countryside. The site is adjoined by agricultural and forestry land and cs 1096 & 1031. The site boundaries match field boundaries some of which have hedges. No access proposals have been submitted and there are concerns over achieving an internal road layout given the gradient of the land. The site's road frontage is close to a roundabout and therefore an access from this point of the A470 trunk road would not be acceptable. Potential access through adjoining candidate sites? The site is not a sustainable location and has no pedestrian footways linking the site to the town. A ROW crosses the site.</p>		<p>The site has not been taken forward as an allocation in the draft LDP. The site is constrained by access issues and it 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 growth requirement of the settlement over the plan period.</p>
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<p>Candidate Site: 680 Site Address: Site opposite Hafren Terrace</p> <p>This site forms a strip of land sloping down from Newtown Road to the River Severn. The site is currently used for horse grazing. The site is well screened by mature hedges and trees. There are telegraph poles and overhead lines crossing the site. The site is adjoined by agricultural land, residential development on the opposite site of Newtown Road, and a horse dealers stables. The site adjoins cs 677. The site is a sustainable location relatively close to the town centre with good pedestrian linkages. Access into the site could also be achieved. However, the majority of the site is within the C2 flood risk zone.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as the site is constrained, most significantly by flood 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>Candidate Site: 935 Site Address: Former depot site</p> <p>The site is located within Retail Core Area of UDP, but not allocated in UDP. This brownfield site is currently used as a bus depot and recycling facility. Part of the site used to be a livestock market. The site is adjoined by residential development and a graveyard. The site boundaries are identified by walls or fences. The site is in close proximity to the town centre. The site has an existing access which could be improved to meet standards required for residential development. This site would provide a logical infill development. The design & layout should reflect the site's sensitive location in the conservation area and near listed buildings. The existing building should be retained for its vernacular/architectural merit and contribution to the aesthetic quality of the conservation area. Potential land contamination & remedial works required. Highways access improvements required at site entrance. Within the development boundary, however given constraints, question whether appropriate for allocation.</p>		<p>The site has not been taken forward as an allocation in the draft LDP however, it does fall within the development boundary and could therefore be development subject to satisfactory planning approval.</p>
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<p>Candidate Site: 1031 Site Address: Chapel Farm, Gorn Road</p> <p>The site is currently agricultural land used for grazing by sheep and horses. The site has a number of hedgerows. The northern half of the site is a prominent location at the gateway to Llanidloes and is part of the Llanidloes Cutting which requires protection from development. The southern half of the site is an elevated but level field that is not as prominent in the landscape. This part of the site was allocated for residential development in the UDP (M162 HA3). This part of the site already has an access point and would be considered suitable for residential or employment development. However, the land north of the land leading to Chapel Farm is not considered suitable as its development would result in an adverse impact on the landscape. The site is opposite a local employment site and is adjoined by agricultural land and candidate sites 1035 & 679. The whole site is divorced from the settlement and would result into an encroachment into the open countryside. Part of site has Potential for allocation if needed.</p>	 Part Allocated	<p>The site has been taken forward (in part) as a housing allocation in the draft LDP. The allocated part of the site was allocated for residential development under the UDP. It is considered the identified constraints can be adequately addressed at the detailed planning stages.</p> <p>Allocation No: P35 HA2</p>
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<p>Candidate Site: 1035 Site Address: Chapel Farm, Gorn Road</p> <p>The site is divorced from the settlement, thus forming an encroachment into the countryside. The land is currently used as agricultural land. The southern part of the site includes a small valley with a tree lined stream. The site is adjoined by agricultural land & residential development as well as candidate sites 1031 & 679. The site boundary is marked by hedges or trees. The site does not have a road frontage and it is unclear how access could be achieved. The existing track & single track road frontage has limited scope for widening & forms part of Glyndwr's way. The most suitable access option would be through adjoining cs 1031. The site is not considered to be a very sustainable location and has poor path & transport linkages. The north western part of the site has potential for development as it is fairly level and is not visual prominent. Development of this part of the site along with the suggested acceptable part of cs 1031 would act as a natural rounding off of the settlement. However, access onto the southern part of site south of stream is restricted and the western half of the site is elevated and extremely visually prominent in the landscape. Although this site is heavily constrained, there are parts which may be suitable for residential development. Site not currently needed.</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 by access 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>Candidate Site: 1061 Site Address: Land adjacent Dolhafren Cemetery</p> <p>P/2010/1330 - Planning permission approved for 28 houses. Mid Wales Housing Association planning application P/2014/0188 approved for 31 dwellings & completed purchase of the site. Phasing plan 25 affordable dwellings by Sept 2015, remaining 6 to follow. The site drops down from the highway to a flat area. The site adjoins an electricity substation and has many overhead lines/cables crossing it - this would need to be moved. There are 2 mature oak trees at eastern end of the site. There are a few orchard type trees alongside the highway. The site is adjoined by residential development to the north, agricultural land (floodplain) to the east, and a cemetery to the south. The site has mature hedges along its boundaries and would be suitable for a logical infill development. The site has an existing access.</p>		<p>Committed Site: P35 HC3</p>
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<p>Candidate Site: 1096 Site Address: Chapel Farm, Gorn Road</p> <p>This site is well screened by trees and out of site from the highway. The site is agricultural grazing land and has a road frontage on a fast stretch of the A470 trunk road through which access is not achievable because it is in close proximity to the roundabout. The site is adjoined by agricultural & forestry land as well as candidate sites 675 & 679. The site is divorced/separated from the settlement by the A470 & would result in an encroachment into the open countryside. Pedestrian & transport links are non-existent.</p>		<p>The site has not been taken forward as a housing allocation in the draft LDP as it would result in an encroachment into the open countryside and has access 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: 1115 Site Address: Land adj. Sabrina Cottages</p> <p>The site is elevated on the valley side. The gradient is steep and is currently used for agricultural land. The site sits behind residential development, and adjoins agricultural land beyond. The site is bordered by mature hedgerows. No access proposals have been provided. The existing agricultural access has no scope for widening/improvement and visibility is severely restricted.</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 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: 1191 Site Address: Eastgate Street</p> <p>Site removed. Check with proposer proposed use - residential or employment? Recently opened as B1 retail how grays store. The site is currently used as a builders yard/merchants and is therefore brownfield land. The site is bordered by trees. Adjoining land uses include agricultural, residential, employment and allotment gardens to the south east. The site adjoins cs 666. This site would provide a logical in-fill development.</p>		<p>The site has not been taken forward as an allocation in the draft LDP however, it does fall within the development boundary. 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>Committed Site: P35 HC1 Site Address: Lower Green, Victoria Avenue</p> <p>Commitment. Site lies within the Llanidloes character area of the Clywedog Valley Registered Historic Landscape therefore proposed development may require assessing under ASIDOHL2.</p>		<p>Committed Site: P35 HC1</p>

<p>Committed Site: P35 HC2 Site Address: Land at Hafren Furnishers</p> <p>Commitment. Site lies within the historic settlement core of Llanidloes therefore archaeological intervention may be required.</p>		<p>Committed Site: P35 HC2</p>
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