




Settlement: MONTGOMERY


Site Summary		Site allocated in LDP
Candidate Site: 153	Land adjacent to Kerry Road	X
Candidate Site: 596	Verlon	✓
Candidate Site: 993	Land between Kerry Road & Castle St	X
Committed Site: P45 HC1	Land at New Road	✓
ASN77	UDP Allocation M176EA1, Land to the rear of the former Montgomery Thermostats Ltd	X


Site		Summary
<p>Candidate Site: 153 Site Address: Land adjacent to Kerry Road</p> <p>Pasture land that slopes significantly down from highway and is bounded by agricultural land and a single dwelling. The site does not adjoin the existing settlement development boundary and the land between this candidate site proposal and the existing built form of the settlement (and its development boundary) is designated a Scheduled Ancient Monument (SAM) and stakeholders have identified that development of the candidate site would impact on the setting of the SAM. The site has a distinctly rural aspect and it is considered that residential development on the site would appear as an inappropriate incursion into the open countryside rather than a natural extension to the existing built form of the settlement. In addition, the Local Highway Authority has also identified significant constraints to the allocation of the site for residential development, whilst the Community Council has additionally identified that foul and surface water drainage in this area may be problematic. The 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 considered an incursion into the open countryside and does not adjoin the existing settlement. There are site constraints in addition such as the setting of a Scheduled Ancient Monument, highways and drainage issues.</p> <p>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: 596 Site Address: Verlon</p> <p>A large area of undulating pasture land, steeply sloping in parts, which is bounded and crossed by mature hedgerows. The site is partially within the UDP's settlement development boundary. That part of the site within the development boundary is allocated for residential development (ref. M176 HA1). Adjoining land uses include residential development to the south-east and a sewage treatment works to the north. The site is of significant size and is some distance from the settlement's centre and the majority of its services and facilities. A site of such size has the potential to adversely impact on the setting of important Heritage assets including the Grade I Listed Castle and in addition, to the north, the site bounds the existing sewage treatment works where residential development may lead to nuisance issues. Nonetheless, the site may provide an opportunity to address highways issues associated with the sub-standard B4385/B4388 junction. After further analysis, this site is now proposed as a land allocation to meet Montgomery's identified housing needs. It is considered that the site offers a good opportunity for town expansion provided development is sympathetic in scale and design, and the sensitivity of site and its historic and landscape features are respected. The quantity of housing/development will need to be sufficient to ensure the feasibility of the Link Road as the allocation is dependent upon an improved highway situation. It may be possible to plan for future phases of development beyond the LDP period given the size of this site and the absence of other suitable and available sites within the town. The land allocation excludes the small parcel of land within the original candidate site situated to the east of New Road (B4388).</p>		<p>The site has been taken forward as a housing allocation in the draft LDP as the site provides an opportunity to address highway issues associated with the B4385/B4388 junction and will meet Montgomery's identified housing needs. The site offers a good opportunity for town expansion.</p> <p>It is considered the identified constraints can be adequately addressed at the detailed planning stages.</p> <p>Allocation No: P45 HA1</p>
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<p>Candidate Site: 993 Site Address: Land between Kerry Road & Castle St</p> <p>Site consists of undulating pasture land part of which (the access from the highway) adjoins existing dwellings and the UDP development boundary. Nonetheless, the site is elevated and its development will impact on the setting of listed buildings, a scheduled ancient monument, the settlement and its Conservation Area. In addition, there is also a significant Highways objection to the allocation of the site for residential development as the current access route is incapable of improvement to meet gradient or geometry standards.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as the site is constrained most significantly by highway issues and also the impact development would have on the setting of listed buildings, a scheduled ancient monument and Conservation Area.</p> <p>It is therefore considered that site commitments and more appropriate site allocations identified elsewhere will</p>
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<p>The Community Council has also opposed development of the site due to visual impact and highway safety. The site is not considered suitable for allocation.</p>		<p>meet the housing requirement of the settlement over the Plan period.</p>
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<p>Committed Site: P45 HC1 Site Address: Land at New Road</p> <p>Commitment (final phase). Lies within the Trefaldwyn character area of the Vale of Montgomery Registered Historic Landscape. *Project level HRA screening required - Montgomery Canal SAC (hydrological connections).</p>		<p>Committed Site: P45 HC1</p>
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<p>ASN77: UDP Allocation M176EA1, Land to the rear of the former Montgomery Thermostats Ltd</p>		<p>It is not considered that the inclusion of this site as an Employment Allocation would be in the public interest. The site has not been developed as a Local Employment Site over the UDP period despite it's allocation for such leading the Council to question the continued need for the allocation. The site was not proposed at the LDP Candidate Sites stage and no detailed evidence has been provided to substantiate it's inclusion in the LDP. Furthermore, the Council considers that sufficient land has been provided across Powys in order to meet the employment land use needs of the area over the plan period. It is recognised that the site has an existing planning consent for a care home and LDP policies continue to support this use (and similar community uses) on land within and/or adjoining settlements . As previously advised the Council confirms that a care home use (Use Class C2 residential institution) is not an employment designation in planning terms. The site's exclusion from the development boundary and from land allocation is considered appropriate as it protects the site from alternative development unless another future scheme is proven justified, suitable and compliant with LDP policy.</p>
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