



## Settlement: NEWTOWN

Site Summary		Site allocated in LDP
Candidate Site: 90	Land at Cefnaire, Dolfor Road	✗
Candidate Site: 91	Land at Great Brimmon Farm,	✗
Candidate Site: 96	Land at Ffridd Farm, Bryn Lane	✗
Candidate Site: 135	Rock Farm, Llanllwchaiarn	✗
Candidate Site: 140	Land off Mochdre Lane	✗
Candidate Site: 249	Land North of Bryneira	✗
Candidate Site: 324	Land North of Gro Cottages, Pool Road	✗
Candidate Site: 483	Land at St Giles Golf Club	✗
Candidate Site: 586	Adj. Castell Y Dail, Heol Mochdre	✗
Candidate Site: 588	Adj. Milford Villa, Milford Road	✗
Candidate Site: 589	Adj. Glandulas Drive	✗
Candidate Site: 591	Adj. Fronlas Farm, Mochdre Lane	✗
Candidate Site: 592	Adj. Coleg Powys, Llanidloes	✓
Candidate Site: 594	Former Vicarage, Meadow Lane,	✗
Candidate Site: 617	Land at Heol Treowen,	✓
Candidate Site: 624	Land at Llanllwchaiarn,	✗
Candidate Site: 627	Severnside Yard, Commercial Street	✓
Candidate Site: 630	Dulas Mill, Mochdre Road	✗
Candidate Site: 660	Land at Glanhafren, Llanidloes Road	✗
Candidate Site: 729	Land adj. Bod Ivan, Milford Rd.,	✗
Candidate Site: 903	Maesyrrhandir CP School,	✗
Candidate Site: 904	Hafren Junior/Ladywell Green/Ysgol Dafydd Llwyd	✗
Candidate Site: 981	Vastre Depot,	✗
Candidate Site: 1077	Land adjoining B4568 at Brynhyfryd	✗
Candidate Site: 1133	Land adjoining Mochdre Industrial Estate,	✗
Committed Site: P48 HC1	Heol Pengwern	✓
Committed Site: P48 HC2	Bryn Lane	✓
Committed Site: P48 HC3	Ffordd Croesawdy	✓
Committed Site: P48 HC4	Land at Severn Hts, (Brimmon Close)	✓
Committed Site: P48 HC5	Rock Farm	✓
Committed Site: P48 HC6	Rear of Pentecostal Church	✓
New Site: P48 HA4	South of Heol Treowen / Great Brimmon	✓
New Site P48 HA2	Hendidley	✓

Site		Summary
<p><b>Candidate Site: 90</b>  <b>Site Address: Land at Cefnaire, Dolfor Road</b></p> <p>Undulating pasture land, steeply sloping in parts (to watercourse) to the south of Newtown adjoining existing residential development, the current UDP settlement boundary and an area of land with existing planning consent for residential development to the west (ref. P/2009/942). The site was previously allocated for residential development in the Deposit Version Montgomeryshire Local Plan. However, highway access is an issue, as both the proposed access route through the site to the west and the access identified in the Montgomeryshire Local Plan (MLP) from residential development to the north (off Ceiriog, Heol Treowen) may not be achievable. Other issues have also been identified by stakeholders. Therefore, the acceptability of this site for allocation would be subject to further discussion with stakeholders. Nonetheless, it is 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>The site has not been taken forward as an allocation in the draft LDP as:  The site is constrained, most significantly by Highways 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><b>Candidate Site: 91</b>  <b>Site Address: Land at Great Brimmon Farm</b></p> <p>Site consists of pasture land that adjoins the current UDP development boundary. However, there are significant constraints to the site's development including highway access and topography (site slopes significantly). The site is also affected by a gas pipeline and the protected route of the proposed Newtown By-Pass. Whilst it does adjoin another candidate site proposal (617) which may provide opportunities to address some of the constraints identified, it is 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>The site has not been taken forward as an allocation in the draft LDP as:  The site is constrained, most significantly by Highways, Topography and Infrastructure 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><b>Candidate Site: 96</b>  <b>Site Address: Land at Ffridd Farm, Bryn Lane</b></p> <p>Site consists of sloping pasture land that is bounded by hedgerows and trees and adjoins existing residential development and the current UDP development boundary. However, it is separated from existing development by a watercourse (at a much lower level) and an associated green corridor within which land</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, Topography and Sewerage issues.  It is therefore considered that site commitments and more appropriate site allocations identified elsewhere will meet the housing requirement of the</p>
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<p>slopes steeply down to the watercourse. In addition, there are significant constraints to the site's development including highway access, topography and sewerage. The site is therefore not considered suitable for allocation.</p>		<p>settlement over the Plan period.</p>
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<p><b>Candidate Site: 135</b>  <b>Site Address: Rock Farm, Llanllwchaiarn</b></p> <p>A large area of undulating pasture land bounded by mature hedgerows that adjoins the settlement development boundary. Given the topography of the site &amp; surrounds development on the site would lie within the landform. The site may therefore be considered a logical extension to residential development in this area. However, the site is some distance from the settlement's centre and the majority of its services and facilities. The highway link into the settlement would also require significant upgrading. The site was previously allocated in both the Montgomeryshire Local Plan and Powys Unitary Development Plan and benefitted from outline planning permission for residential and commercial development (M/2004/0170 - granted 2008) which has now lapsed. The acceptability of this site for allocation would therefore be subject to further discussion with stakeholders, including highways stakeholders over highways infrastructure improvements associated with previous permissions. Nonetheless, it is 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>The site has not been taken forward as an allocation in the draft LDP as:  The site is constrained, most significantly by Highways issues; and  It is poorly located in terms of accessibility to services.  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: 140</b>  <b>Site Address: Land off Mochdre Lane</b></p> <p>Disused area of scrub land bounded by heavy vegetation and adjoining an electricity sub-station, residential and employment uses, within the UDP settlement boundary. The development of the site may therefore be considered appropriate infill and has been proposed for a number of uses. However, highways access is a significant constraint and there are also ecological issues identified. The site is therefore not considered suitable for allocation. However, this parcel of land lies within the existing UDP development boundary for the settlement and is likely to remain so in the LDP, its acceptability for development may therefore be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan.</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 and Ecological 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.  Nonetheless, the site lies within the development boundary of the settlement and appropriate uses/re-development will be determined by a Policy approach and through the planning application process.</p>
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<p><b>Candidate Site: 249</b>  <b>Site Address: Land North of Bryneira</b></p> <p>Large area of undulating pasture land sloping significantly in parts. The land does not adjoin the existing UDP settlement development boundary and, although it does share a small section of boundary with another candidate site proposal, the site would be an incursion into the open countryside. In addition, there are also significant highways access constraints to the site's development. In this regard, whilst the proposer has identified that the proposed Newtown By-Pass may enable appropriate access, as currently proposed the site lies on the protected route of the By-Pass and would leave little if any developable land. 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 and Trunk Road Infrastructure 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 housing requirement of the settlement over the Plan period.</p>
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<p><b>Candidate Site: 324</b>  <b>Site Address: Land North of Gro Cottages, Pool Road</b></p> <p>Site consists of agricultural land that slopes significantly down from the existing properties bounding the A483. The site adjoins the existing UDP development boundary (which runs along the rear of the existing roadside properties). The site's development is constrained by lack of an adequate access onto the Trunk Road, although the construction of Newtown By-Pass and subsequent de-trunking of the A483 in this location may enable this constraint to be overcome. Nonetheless, the site also lies partially within the floodplain and with that element of the site omitted would fall below the site size threshold for allocation. 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 constrained, most significantly by Highways and Flooding issues; and  It is poorly located in terms of accessibility to services  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: 483</b>  <b>Site Address: Land at St Giles Golf Club</b></p> <p>St Giles Golf Course consists predominantly of relatively flat land (although steep embankment down to northern section of site) which currently lies within the settlement development boundary for Newtown and is allocated for employment development in the UDP. The current proposal is for a mixed use development of employment, retail, residential and recreational uses on the site. The site lies partially within the floodplain and part of the site is a Scheduled Ancient Monument, however, no development is proposed in these areas. Whilst site is currently used as a golf course the redevelopment of the site would enable the club to</p>		<p>Discussions with the site owner have identified that this site may not be longer be deliverable within the Plan period and therefore can no longer be relied upon. It is therefore the Council's intention to remove this site allocation from the plan but to leave the land within the Development boundary,. Any future development proposals for the site would therefore be considered through the formal planning application process and the appropriateness of the proposed mix of uses or housing will be considered at that stage.</p>
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<p>move to a new 18hole facility. The allocation of this site is considered appropriate subject to development be located outside of areas at flood risk and having no adverse effect on the setting of the Ancient Monument.</p>		
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<p><b>Candidate Site: 586</b>  <b>Site Address: Adj. Castell Y Dail, Heol Mochdre</b></p> <p>This is a significant area of agricultural land and woodland adjoining the existing UDP settlement boundary to the south of Newtown. Significant issues and constraints to its development have been raised by stakeholders. In this regard, the majority of the northern part of the site adjoining the development boundary lies on the protected route of the proposed Newtown By-Pass, whilst the southerly part of the site would be divorced from the settlement by the proposed By-Pass and would be considered open countryside. The southerly part of the site is also significantly affected by a nationally significant high pressure gas pipeline. Whilst there may be smaller developable areas of the proposed site adjoining the existing employment development and therefore suitable for employment use, this land could be considered for inclusion in an amended development boundary and/or its acceptability may be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan. 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 constrained, most significantly by Highways issues;  It may be considered an incursion into the open countryside; and  It is poorly located in terms of accessibility to services.  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: 588</b>  <b>Site Address: Adj. Milford Villa, Milford Road</b></p> <p>Site consists of steeply sloping pasture land that is bounded by hedgerows and watercourse corridor to the west. It adjoins existing residential development and the current UDP development boundary. It may be considered a logical extension of the existing built form in this location, however, there are significant constraints to the site's development including highway access and topography. In addition, Severn Trent have identified that there are no sewers in the vicinity of the site. The site is therefore not considered suitable for allocation. (Note: Consideration of this site also impacts upon Candidate Site 729).</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, Sewerage and Topography 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><b>Candidate Site: 589</b>  <b>Site Address: Adj. Glandulas Drive</b></p> <p>This site comprises two parcels of relatively flat pasture land separated by the Mochdre Brook on the outskirts of Newtown. The south-western parcel of land (589-A) is constrained due to its limited frontage to the highway and a lack of pedestrian/cycling facilities. It is also partially within the floodplain and on the protected route of the proposed Newtown By-Pass. Site 589-A is therefore not considered suitable for allocation. The parcel of land to the North &amp; East Of Glandulais Drive (589-B) is similarly constrained as the Glandulais Drive junction is considered to be sub-standard. In addition, the western part of the site is within the floodplain and the eastern part of the site, although not in floodplain, lies adjacent an existing timber mill site. The site is therefore not considered suitable for allocation. However, this parcel of land lies within the existing UDP development boundary for the settlement and may remain so in the LDP, its acceptability for development may therefore be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan.</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, Flooding, Amenity and Trunk Road Infrastructure 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. Nonetheless, part of the site lies within the development boundary of the settlement and appropriate uses/re-development can therefore be determined by a Policy approach and through the planning application process.</p>
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<p><b>Candidate Site: 591</b>  <b>Site Address: Adj. Fronlas Farm, Mochdre Lane</b></p> <p>This is a significant area of sloping agricultural land adjoining the existing UDP settlement boundary to the south west of Newtown. Significant issues and constraints to its development have been raised by stakeholders. In this regard, Highways have identified that access is difficult to achieve due to junction spacing with Glandulas Drive and the horizontal alignment of Mochdre Lane. The majority of the northern part of the site adjoining the development boundary also lies on the protected route of the proposed Newtown By-Pass, whilst the southerly part of the site would be divorced from the settlement by the proposed By-Pass and would be considered open countryside. In addition, the proposed use is residential/recreational in a predominantly employment use location. 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 constrained, most significantly by Highways issues; and It is poorly located in terms of accessibility to services. 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: 592</b>  <b>Site Address: Adj. Coleg Powys</b></p> <p>Site consists of undulating pasture land that adjoins the existing College of Further Education. The site currently lies within the UDP development boundary and is allocated as a "Regional Business Site". The site is a logical extension of the settlement, however flooding is a significant constraint to its development. This is recognised in the UDP, which states that "development of this site will be subject to a satisfactory Flood Consequences Assessment being submitted prior to permission being granted. Land within Zone C2 ... will only be appropriate for informal gravel surfaced car parking, open space and landscaping". It is therefore considered appropriate to carry forward the site into the LDP, subject to a similar statement relating to the flooding constraint, in order to meet identified need for employment land in the settlement.</p>	  <b>Part Allocated</b>	<p>Part of the site has been taken forward as an employment allocation in the draft LDP as:  It represents a logical infilling / extension of the existing built form, was previously allocated in the UDP and is a site of suitable size.  It is considered the identified constraints can be adequately addressed at the detailed planning stages.</p> <p>Allocation No: P48 EA1</p>
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<p><b>Candidate Site: 594</b>  <b>Site Address: Former Vicarage, Meadow Lane</b></p> <p>Grounds to Listed Building bounded by hedgerows and wooden fencing and adjoining existing employment, retail and residential premises. The site lies within the settlement and its development could be considered infill. However, there is uncertainty over whether highways access can be achieved to serve a residential allocation. In addition, the site has planning history relating to its development for 3 dwellings, insufficient for allocation. The site is therefore not considered suitable for allocation as its acceptability for development may be better determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as there is uncertainty over whether highways access can be achieved.  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.  Nonetheless, the site lies within the development boundary of the settlement and appropriate uses/re-development will be determined by a Policy approach and through the planning application process.</p>
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<p><b>Candidate Site: 617</b>  <b>Site Address: Land at Heol Treowen</b></p> <p>Site is steeply sloping down from the North-West to relatively flat land in the South East. The site bounds the existing UDP development boundary &amp; residential development to the north. The site may therefore be considered a logical extension to the settlement. A number of issues have been identified that may constrain its development including the line of a gas main and the site's topography. Nonetheless, the site bounds land with existing planning consent for residential development to the west (ref. P/2009/942),</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: P48 HA3</p>
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and it is considered that the constraints can be addressed when drawing up development proposals for the site.		
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<p><b>Candidate Site: 624</b>  <b>Site Address: Land at Llanllwchaiarn</b></p> <p>A large area of undulating pasture land, bounded and crossed by mature hedgerows, that adjoins the settlement development boundary. Given the topography of the site &amp; surrounds development on the site would lie within the landform. The site may therefore be considered a logical extension to residential development in this area. However, the site is some distance from the settlement's centre and the majority of its services and facilities. The highway link into the settlement would also require significant upgrading. The site was previously allocated in both the Montgomeryshire Local Plan and Powys Unitary Development Plan and benefitted from outline planning permission for residential development (M/2004/1383 - granted 2008) which has now lapsed. The acceptability of this site for allocation would therefore be subject to further discussion with stakeholders, including highways stakeholders over highways infrastructure improvements associated with previous permissions. Nonetheless, it is 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>The site has not been taken forward as an allocation in the draft LDP as:  The site is constrained, most significantly by Highways issues; and  It is poorly located in terms of accessibility to services.  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: 627</b>  <b>Site Address: Severnside Yard, Commercial Street</b></p> <p>Disused brownfield site within urban setting bounded by high brick walls. Development of site may be considered infill. Site capacity may be constrained by highways and sewerage infrastructure.</p>		<p>Committed Site: P48 HC9</p>
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<p><b>Candidate Site: 630</b>  <b>Site Address: Dulas Mill, Mochdre Road</b></p> <p>Existing timber mill site on the Mochdre Industrial Estate bounded by other employment premises, an ambulance station and agricultural land. The site lies within the built form of the settlement and, therefore, the UDP settlement development boundary. The site forms part of a strategically important employment estate and neighbouring land uses may make the site's redevelopment for residential and hotel uses</p>		<p>The site has not been taken forward as an allocation in the draft LDP as the site forms part of a strategically important employment estate and may be constrained by Amenity and Contaminated Land 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>unacceptable. In addition, potential land remediation costs may make residential development uneconomical. The site is therefore not considered suitable for allocation as its acceptability for development may be better determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan.</p>		<p>Nonetheless, as the site lies within the development boundary of the settlement appropriate uses/re-development can therefore be determined by a Policy approach and through the planning application process.</p>
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<p><b>Candidate Site: 660</b>  <b>Site Address: Land at Glanhafren, Llanidloes Road</b></p> <p>Site consists of undulating pasture land adjoining a complex of listed buildings. The site lies to the west of Newtown but does not bound the current UDP settlement boundary. The site was previously allocated for residential development in the Deposit Version Montgomeryshire Local Plan but was omitted in the modifications to that document. The site is highly visible on the approach to the settlement from the West and is currently constrained by lack of an adequate highways access, however these issues may be addressed as the proposed Newtown By-Pass would join the existing Trunk Road close to the candidate site. The precise line of the proposed by-pass and junction arrangements are still being determined and there are also other issues raised by stakeholders. Therefore, the acceptability of this site for allocation would be subject to confirmation of by-pass proposals and further discussion with stakeholders. Nonetheless, it is 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>The site has not been taken forward as an allocation in the draft LDP as:  There are potential constraints to the site's development including, significantly, Highways and Landscape setting issues;  It may be considered an incursion into the open countryside; and  It is poorly located in terms of accessibility to services.  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: 729</b>  <b>Site Address: Land adj. Bod Ivan, Milford Rd</b></p> <p>Site consists of undulating pasture, steeply sloping in part and in this regard Proposer has stated that topography will limit capacity of site. Whilst the site adjoins existing residential development and the current UDP development boundary it is also an elevated site and therefore prominent in the landscape. In addition, highways access to the site is proposed through an adjoining Candidate Site proposal (CS588) which is currently not considered suitable for allocation. Severn Trent have also identified that there are no sewers in the vicinity of the site. 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 constrained, most significantly by Highways, Sewerage and Topography issues; and  It would detract from the landscape setting of the settlement.  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: 903</b>  <b>Site Address: Maesyhandir CP School</b></p> <p>Existing Primary School site within UDP development boundary adjoining existing residential area. Fairly flat site with school buildings. Proposer identifies surplus land at this site and site availability, in whole or part, is also subject to the Local Education Authority's School's Review Programme. Further discussion with the proposer would therefore be required prior to determining the acceptability of this site for allocation. Nonetheless, it is not considered appropriate to allocate the site as it lies within the settlement and its acceptability for development may be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as it currently has an important community use. However, it falls within the development boundary and appropriate uses/re-development will be determined by a Policy approach and through the planning application process. 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><b>Candidate Site: 904</b>  <b>Site Address: Hafren Junior/Ladywell Green/Ysgol Dafydd Llwyd</b></p> <p>Existing Primary School sites in centre of settlement forming part of a group of civic buildings. The site is generally fairly flat with school buildings and flooding has been identified as a potential constraint to the site's development. Nonetheless, the proposer identifies that the site's availability, in whole or part, is subject to the Local Education Authority's Schools Review Programme. In addition, part of the site is the existing Ysgol Dafydd Llwyd School which the Local Education Authority is proposing replace with a new school to be built adjacent to Newtown High School. Further discussion with the proposer would therefore be required prior to determining the acceptability of this site for allocation. Nonetheless, it is not considered appropriate to allocate the site as it lies within the settlement and its acceptability for development may be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as it currently has an important community use. However, it falls within the development boundary and appropriate uses/re-development will be determined by a Policy approach and through the planning application process. 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><b>Candidate Site: 981</b> <b>Site Address: Vastre Depot</b></p> <p>Existing Highways depot on the Vastre Industrial Estate bounded by other employment premises, the rail line, a dwelling and agricultural land. The site lies within the built form of the settlement and, therefore, the UDP settlement development boundary. The proposer has identified the same existing and proposed uses for the site, "Waste/Recycling". It is therefore considered that allocating the site for such a use is superfluous. In addition, the site's acceptability for waste/recycling development can be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan if necessary.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as the proposer has identified the same existing and proposed uses for the site. However, it falls within the development boundary and appropriate uses/re-development will be determined by a Policy approach and through the planning application process.</p>
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<p><b>Candidate Site: 1077</b> <b>Site Address: Land adjoining B4568 at Brynhyfryd</b></p> <p>Large area of pasture land adjacent the B4568, which lies along the northern boundary of the site. The site generally slopes towards the River Severn which lies to the south. The land does not adjoin the existing UDP settlement development boundary and, although it lies on the opposite side of the River Severn to a large residential area of Newtown, the landscape within which the site lies together with the nature of the highway between the site and Newtown means 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, there are also significant highways issues relating to the site's development (although Trunk Road Agency concerns may be addressed by construction of Newtown By-Pass). 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 constrained, most significantly by Highways issues; and It is located in the open countryside; and It is poorly located in terms of accessibility to services. 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: 1133</b> <b>Site Address: Land adjoining Mochdre Industrial Estate</b></p> <p>This site is sloping agricultural land that lies outside but adjoining the current UDP development boundary, to the rear of existing industrial premises on the strategically important Mochdre Industrial Estate. It does however, lies on the protected route of the proposed Newtown By-Pass It is therefore not considered suitable for allocation. However, if the site is not utilised for the By-Pass it may provide appropriate expansion for the existing Industrial Estate and its</p>		<p>The site has not been taken forward as an allocation in the draft LDP as the site lies on the protected route of the proposed Newtown By-Pass. It is therefore considered that site commitments and more appropriate site allocations identified elsewhere will meet the employment requirement of the settlement over the Plan period. Nonetheless, as the site adjoins the Mochdre Industrial Estate, if it is not required for the By-Pass, it may provide</p>
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<p>acceptability for development would therefore be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan.</p>		<p>appropriate expansion for the existing Industrial Estate and its development can be determined by a Policy approach and through the planning application process.</p>
<p><b>Committed Site: P48 HC1</b>  <b>Site Address: Heol Pengwern</b></p> <p>Commitment - Affordable Housing Site (P/2010/0199).  *Project level HRA screening maybe required - Montgomery Canal SAC (hydrological connections).</p>		<p>Committed Site: P48 HC1</p>
<p><b>Committed Site: P48 HC2</b>  <b>Site Address: Bryn Lane</b></p> <p>Commitment (M/2005/1154). *Project level HRA screening required - Montgomery Canal SAC (hydrological connections).</p>		<p>Committed Site: P48 HC2</p>
<p><b>Committed Site: P48 HC3</b>  <b>Site Address: Ffordd Croesawdy</b></p> <p>Commitment - Affordable Housing Site (P/2009/0521).  *Project level HRA screening required - Montgomery Canal SAC (hydrological connections).</p>		<p>Committed Site: P48 HC3</p>
<p><b>Committed Site: P48 HC4</b>  <b>Site Address: Land at Severn Hts, (Brimmon Close)</b></p> <p>Commitment (P/2008/1620). *Project level HRA screening required - Montgomery Canal SAC (hydrological connections).</p>		<p>Committed Site: P48 HC4</p>
<p><b>Committed Site: P48 HC5</b>  <b>Site Address: Rock Farm</b></p> <p>Commitment (Series of Permissions). *Project level HRA screening required - Montgomery Canal SAC (hydrological connections). Site impinges on the historic settlement core of Llanllwchaiarn therefore any proposed development here may require archaeological intervention as part of any planning application</p>		<p>Committed Site: P48 HC5</p>

<p><b>Committed Site: P48 HC6</b>  <b>Site Address: Rear of Pentecostal Church</b></p> <p>Commitment - Affordable Housing Site. *Project level HRA screening required - Montgomery Canal SAC (hydrological connections)</p>		<p>Committed Site: P48 HC6</p>
<p><b>New Site: P48 HA4</b>  <b>Site Address: South of Heol Treowen / Great Brimmon</b></p>		<p>This site has been taken forward as a housing allocation in the LDP. It currently benefits from Planning Permission pending Section 73 Application (P/2014/0227) to allow extension of time to submit Reserved Matters.</p>
<p><b>New Site P48 HA2</b>  <b>Site Address: Hendidley</b></p> <p>Part of residential site remaining undeveloped. *Project level HRA screening required - Montgomery Canal SAC (hydrological connections).</p>		<p>The site has been taken forward as a housing allocation in the draft LDP as: It represents a logical infilling of the existing built form, was allocated in the UDP (the majority of which has been developed). It is considered that identified constraints can be adequately addressed at the detailed planning stages.</p> <p>Allocation No: P48 HA2</p>