









Settlement: CAERSWS

Site Summary		Site allocated in LDP
Candidate Site: 48	Land to South West of Carno Road	X
Candidate Site: 49	Land to North West of Dolydd	X
Candidate Site: 50	Land to North of UDP site M112 HA3	X
Candidate Site: 51	Wern Fields, Penborfa Fawr	✓
Candidate Site: 748	Land at Brynglas	X
Candidate Site: 749	Land at Ty Gwyn	X
Candidate Site: 827	Plas Maldwyn	X
Candidate Site: 891	Caersws CP School	X

Site		Summary
<p>Candidate Site: 48 Site Address: Land to South West of Carno Road</p> <p>Narrow parcel of flat pasture between rail line and trunk road adjoining existing UDP settlement boundary. Development of site may be considered an extension of ribbon development in this area, however it is bounded by the road and rail line and lies on the opposite side of the trunk road to a current UDP housing allocation M112 HA3 and Candidate Site 49. Nonetheless, the site lies within the floodplain and the site is therefore not considered suitable for allocation.</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 flooding issues. It is therefore considered that a site allocation identified elsewhere will meet the housing requirement of the settlement over the plan period.</p>

<p>Candidate Site: 49 Site Address: Land to North West of Dolydd</p> <p>Flat pasture bounded by hedgerows along trunk road between residential properties. However, development of site may represent ribbon development and is physically separated from main cluster of settlement without the allocation & development of the existing UDP site M112 HA3. The Trunk Road Agency has also stated that visibility requirements cannot be achieved. Site is therefore not considered suitable for allocation.</p>		<p>The site has not been taken forward as a housing allocation in the draft LDP as it is separated from the main cluster of the settlement and is constrained. . It is therefore considered that a site allocation identified elsewhere will meet the housing requirement of the settlement over the plan period.</p>
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<p>Candidate Site: 50 Site Address: Land to North of UDP site M112 HA3</p> <p>Flat pasture the development of which may appear an incursion into the open countryside, lies partially within the floodplain and requires clarification over whether highways access can be achieved. Development of this site is also dependent upon the re-allocation of UDP allocation M112 HA3 (Candidate Site 51). It is proposed that Candidate Site 51 be allocated within the LDP. However, the allocation of Candidate Site 51 is sufficient to meet the housing requirement of the settlement over the Plan period.</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. It is therefore considered that a site allocation identified elsewhere will meet the housing requirement of the settlement over the plan period.</p>
<p>Candidate Site: 51 Site Address: Wern Fields, Penborfa Fawr</p> <p>Flat pasture currently allocated for residential development in the UDP (housing allocation M112 HA3). Flooding identified as a potential constraint, however a Flood Study was undertaken to determine the precise area that could be allocated in the UDP and development may be restricted to land outside of C2 area. Proposer also identifies that further work is being undertaken on the potential development of the UDP allocation, including work on highways access. The allocation of this site is therefore considered an appropriate extension to the settlement.</p>	 Part Allocated	<p>The site has been taken forward (in part) as a housing allocation in the draft LDP. It represents an appropriate extension to the settlement. Only the area of the candidate site located outside the C2 area has been allocated. It is considered identified constraints can be adequately addressed at the detailed planning stages.</p> <p>Allocation No: P09 HA1</p>
<p>Candidate Site: 748 Site Address: Land at Brynglas</p> <p>Gently undulating pasture adjoining a large residential area of the settlement. Settlement is significantly constrained by flooding and this site represents one of the few opportunities to extend the settlement into an area unconstrained by flooding. However, Highways access is identified as a significant constraint - proposer has identified that an arrangement would be required with Caersws CP School. Heritage is also identified as a significant issue. Further discussion with stakeholders would therefore be required prior to determining the acceptability of this site for allocation. Nonetheless, it is considered that a more appropriate site allocation has been identified elsewhere that 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 it is constrained, most significantly by heritage issues. It is therefore considered that a site allocation identified elsewhere will meet the housing requirement of the settlement over the plan period.</p>

<p>Candidate Site: 749 Site Address: Land at Ty Gwyn</p> <p>Flat pasture on opposite side of road to existing UDP allocation. Site may be considered an incursion into the open countryside and is constrained, most significantly by Highways and Heritage issues. Site is therefore not considered suitable for allocation.</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, most significantly by Highways and Heritage issues. It is therefore considered that a site allocation identified elsewhere will meet the housing requirement of the settlement over the plan period.</p>
<p>Candidate Site: 827 Site Address: Plas Maldwyn</p> <p>Flat land currently allocated for residential development in the UDP (housing allocations M112 HA1 & HA2). Highways access constraint as development of entire site would require roundabout access and further consideration given to impact on Trunk Road Junction. Part of site may be committed for 24 dwellings (M/2002/0070) and rest of site subject of current applications (M/2007/1108 & 1109). Nonetheless, the site has been allocated for residential development in the previous two development plans (Montgomeryshire Local Plan and Powys Unitary Development Plan) and has still to be developed. The deliverability of the site is therefore an issue. A site allocation has therefore been identified elsewhere that 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 however, part of the site does fall within the development boundary and could be developed subject to satisfactory planning approval. It is therefore considered that a more appropriate site allocation identified elsewhere will meet the housing requirement of the settlement over the Plan period.</p>
<p>Candidate Site: 891 Site Address: Caersws CP School</p> <p>Existing Primary School site within UDP development boundary adjoining existing residential area. Fairly flat site with school buildings. Numbers of dwellings that could be accommodated on the site may be limited by highways access issues. Site availability, in whole or part, is subject to the Local Education Authority's School's Review Programme. As site is currently still being used as a Primary School it is not considered appropriate to allocate for re-use. However, the site's location within the development boundary may enable future redevelopment if necessary.</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 may enable future redevelopment subject to satisfactory planning approval if necessary. It is therefore considered that a more appropriate site allocation identified elsewhere will meet the housing requirement of the settlement over the Plan period.</p>