




## Settlement: MIDDLETOWN


Site Summary		Site allocated in LDP
<b>Candidate Site: 148</b>	<b>Land Adjacent to Sandiacre</b>	<b>X</b>
<b>Candidate Site: 316</b>	<b>Area 1 - West of Golfa Close</b>	<b>✓</b>
<b>Candidate Site: 317</b>	<b>Area 2 - West of Golfa Close</b>	<b>X</b>
<b>Candidate Site: 318</b>	<b>Area 3 - West of Golfa Close</b>	<b>X</b>
<b>Candidate Site: 503</b>	<b>Dingle Land, SE of The Waynes</b>	<b>X</b>
<b>Candidate Site: 609</b>	<b>Adj. The Fron</b>	<b>X</b>
<b>Candidate Site: 922</b>	<b>Land adj. The</b>	<b>X</b>
<b>Candidate Site: 923</b>	<b>Land adj. The Coppice</b>	<b>X</b>
<b>Candidate Site: 1011</b>	<b>The Old Coal Depot</b>	<b>X</b>
<b>Candidate Site: 1098</b>	<b>Opp. Breidden Station House</b>	<b>X</b>
<b>ASN87</b>	<b>Land adjacent to Penyfoel Farm, Middletown</b>	<b>X</b>


Site		Summary
<p><b>Candidate Site: 148</b> <b>Site Address: Land Adjacent to Sandiacre</b></p> <p>Part flat/part sloping agricultural paddock to rear of existing dwellings. Access set back off single track highway. The site sits within a small cluster of dwellings which are not immediately related to Middletown village centre, but within a distinct UDP development boundary. The proposed site is adjacent to the existing UDP boundary. Whilst the site might be argued as infill, it is backland in nature. The site has a rural aspect and poor accessibility on foot to local services. It is considered to be too remote from the main settlement to be regarded as a logical or sustainable location for further housing development. The site is not considered suitable for land allocation.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as it is considered too remote from the main settlement with poor accessibility to services. It is not a logical extension of the existing settlement.</p> <p>It is therefore considered that the site allocation identified elsewhere will meet the housing requirement of the settlement over the Plan period.</p>


<p><b>Candidate Site: 316</b> <b>Site Address: Area 1 - West of Golfa Close</b></p> <p>Agricultural grazing land adjacent to the main trunk road. Rough/undulating in places, deep tree bank to rear, pylons cross the site, land at valley bottom. The site provides opportunity for an extension to existing residential development at Golfa Close and has an existing UDP land allocation (M175 HA4) although yet to be developed. UDP indicative - 15 dwellings. Further land to the west has been suggested for LDP period (see 317 &amp; 318). After further analysis this is the preferred site for housing in the village especially as development has been accepted in principle in the past. The current</p>	  Part-allocation	<p>Part of this site has been taken forward as a housing allocation in the draft LDP as it provides a logical extension to the settlement and also has an existing UDP allocation.</p> <p>It is considered that any identified constraints can be adequately addressed at the detailed planning stages.</p> <p>Allocation No: P44 HA1 (part-allocation)</p>
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<p>landowner has confirmed intentions to develop when market conditions are right and has advised that the necessary access rights can be obtained to take access off Golfa Close. This one modest site will serve Middletown's needs and avoid further loss of countryside in the settlement. The candidate site size has been slightly reduced in the land allocation so as to reflect the past allocation and ensure the continued protection of existing trees and landscape embankment.</p>		
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<p><b>Candidate Site: 317</b>  <b>Site Address: Area 2 - West of Golfa Close</b></p> <p>Incorporates site 316 as above - same owner/proposer. Proposed larger land allocation (up to 50 dwellings). Proposer acknowledges highway improvements are likely to be required. It is considered that it would not be acceptable to develop west significantly. Together with site 318, proposals would extend the existing settlement up to the caravan site at the crest of the hill. The area is established countryside and it is considered this large site would represent an unacceptable intrusion of development into the countryside. The built heritage officer expresses concerns about development being alien in the historic landscape. Similar concerns were voiced by the Inspector at the UDP Inquiry. The site is not therefore recommended for land allocation and furthermore subsequent evidence on land needs has shown that the settlement does not require a large new housing allocation.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as this larger site would have highway issues associated with it and would extend development further west into the open countryside providing concern with regard to the historic landscape.</p> <p>It is therefore considered that a more appropriate site allocation elsewhere will meet the housing requirement of the settlement over the Plan period.</p>
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<p><b>Candidate Site: 318</b>  <b>Site Address: Area 3 - West of Golfa Close</b></p> <p>Large site incorporating proposal 316 and 317 above. The paddock land rises near to the boundary to next door caravan site. The flatter land at the west of the site, beyond the proposed housing land, is suggested as playing fields. The field currently has a pedestrian access running alongside the road (north) boundary to reach the village centre. Concerns re: principle of developing in this direction- see above commentary for site 317. After further analysis, it is considered that site 316 will meet the identified housing needs for the settlement over the LDP period. This larger site is therefore not considered suitable or required for a housing land allocation, whilst associated uses, such as new community facilities, will be enabled in appropriate locations by a Policy approach.</p>		<p>This larger site has not been taken forward as an allocation in the draft LDP as the site would have highway issues associated with it and would extend development further west into the open countryside providing concern with regard to the historic landscape.</p> <p>It is therefore considered that a more appropriate site allocation elsewhere will meet the housing requirement of the settlement over the Plan period.</p>
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<p><b>Candidate Site: 503</b>  <b>Site Address: Dingle Land, SE of The Waynes</b></p> <p>South sloping hillside grassland. Prominent in wider views. Adj existing UDP development boundary for Middletown. Various trees/hedging, neighbouring commercial site (depot). It is considered this large site would represent an unacceptable intrusion of development into the countryside. A site of roughly 3/4 the candidate site was rejected for housing at the UDP Inquiry on the grounds of not being req and that the site slopes up from the A458 so that development would be visually prominent from some distance to the west. However, it was considered that the easternmost field (the parcel nearest the existing village/adjacent the depot) could provide scope for a logical and suitable scale village extension for the LDP period subject to overcoming access constraints. Nevertheless, following further analysis, it is now considered that a more appropriate site allocation has been identified elsewhere to meet the housing requirement of the settlement over the Plan period. Therefore this large site (or part site) is not required for land allocation.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as it would be considered an incursion into the open countryside and visually prominent.</p> <p>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>
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<p><b>Candidate Site: 609</b>  <b>Site Address: Adj. The Fron</b></p> <p>Sloping hillside land at village edge. Prominent in views due to setting. This agricultural land, currently dairy grazing, surrounds the existing church and walled churchyard. Site is adj to the current UDP development boundary for Middletown. After further analysis and considering stakeholder constraints, it is considered that a more appropriate site allocation has been identified elsewhere to meet the housing requirement of the settlement over the Plan period. This large site is therefore not required for land allocation even if the access constraints can be overcome.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as it is considered that an alternative site within the settlement is more appropriate due to the sites prominence and setting.</p>
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<p><b>Candidate Site: 922</b>  <b>Site Address: Land adj. The Moorings</b></p> <p>Agricultural grazing land set behind an embankment/overgrown track to roadside boundary. The proposed site is outside but sits between two development boundaries as shown in the current UDP for Middletown. Highway is single track as it leaves the main part of the village. Considered that the site</p>		<p>The site has not been taken forward as an allocation in the draft LDP as:</p> <p>The site is constrained, most significantly by Flooding and Trunk Road issues. It is located in the open countryside <i>OR</i> may be considered an incursion into the open countryside, would detract from the existing built form and is poorly located in terms of accessibility to services.</p>
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<p>should remain outside of the development boundary as the location is unsuitable for further housing.</p>		<p>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>
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<p><b>Candidate Site: 923</b>  <b>Site Address: Land adj. The Coppice</b></p> <p>Site lies partly within/partly adjacent to a current development boundary in the UDP. The area immediately surrounding the residential property The Coppice is within the present development boundary. Access via single track highway. Development on land to the rear (west) would be backland development on existing agricultural land. Considered that the site should remain outside of the development boundary as the location is unsuitable for further housing.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as it is considered the site would constitute an incursion into the open countryside.</p> <p>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>
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<p><b>Candidate Site: 1011</b>  <b>Site Address: The Old Coal Depot</b></p> <p>An existing commercial/industrial site. Residential to side and rear. Represents opportunity for brownfield re-development. Frontage and access onto main road, pedestrian footway on other side of the road. Caravans and tankers storage on site at site visit - brick building at roadside, industrial unit to rear. Site is within current UDP development boundary which stops at the site's western boundary against existing agricultural land. After further analysis, including the suitability of adjacent site CS503, this candidate site has not been allocated for residential development but has been included within the LDP settlement boundary to facilitate its appropriate re-development if the commercial use ceases.</p>		<p>The site has not been allocated for residential development but has been included within the development boundary for Middletown to facilitate development should the commercial use cease.</p>
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<p><b>Candidate Site: 1098</b>  <b>Site Address: Opp. Breidden Station House</b></p> <p>An overgrown site, considerable tarmac entrance/roadway with gates. Rural aspect. Railway on lowest ground. Current UDP development boundary lies on opposite side of the road. Road bridge over railway nearby. The site is considered to be too remote from the main village centre, not well related to the existing development pattern and unsuitable for new housing development. Additionally there are highways constraints and ecological issues. The site is not therefore considered suitable for land allocation.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as it is considered to be too remote from the the main village centre and would detract from the existing built form.</p> <p>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>
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<p><b>Candidate Site: 316</b>  <b>Site Address: Area 1 - West of Golfa Close</b></p> <p>Agricultural grazing land adjacent to the main trunk road. Rough/undulating in places, deep tree bank to rear, pylons cross the site, land at valley bottom. The site provides opportunity for an extension to existing residential development at Golfa Close and has an existing UDP land allocation (M175 HA4) although yet to be developed. UDP indicative - 15 dwellings. Further land to the west has been suggested for LDP period (see 317 &amp; 318). After further analysis this is the preferred site for housing in the village especially as development has been accepted in principle in the past. The current landowner has confirmed intentions to develop when market conditions are right and has advised that the necessary access rights can be obtained to take access off Golfa Close. This one modest site will serve Middletown's needs and avoid further loss of countryside in the settlement. The candidate site size has been slightly reduced in the land allocation so as to reflect the past allocation and ensure the continued protection of existing trees and landscape embankment.</p>	  Part-allocation	Part of this site has been taken forward as a housing allocation in the draft LDP as it provides a logical extension to the settlement and also has an existing UDP allocation.  It is considered that any identified constraints can be adequately addressed at the detailed planning stages.  Allocation No: P44 HA1 (part-allocation)
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<p><b>ASN87 Land adjacent to Penyfoel Farm, Middletown</b></p>		It is not recommended that the site is identified as a residential allocation because it is not in the public interest, sufficient allocations in Middletown, which is well served by local facilities and services, have been proposed in accordance with the LDP
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