




Settlement: PRESTEIGNE

Site Summary	Site allocated in LDP
Candidate Site: 6 Long Meadow	✗
Candidate Site: 10 Land off Knighton Road	✓
Candidate Site: 97 Land at Broadaxe Business Park	✓
Candidate Site: 414 Land to East of Kings Court	✗
Candidate Site: 759 Kaye Presteigne Premises, off Lugg View	✓
Candidate Site: 782 Land adjoining Broadaxe and Presteigne By Pass	✓
Candidate Site: 871 Presteigne Mill, Leominster Road	✗
Candidate Site: 872 The Targets, Broadaxe Lane	✗
Candidate Site: 879 Presteigne Primary School	✗
Candidate Site: 883 John Beddoes School, Broadaxe	✗
ASN81: Land off Slough Road, Presteigne	✗


Site		Summary
<p>Candidate Site: 6 Site Address: Long Meadow</p> <p>The allocation of this site is not necessary to meet the growth, apportioned by the strategy, of the town over the plan period. Adjoining the Silia meadow estate at the sites eastern boundary, the same point at which the site adjoins the UDP development boundary south of Slough road. The site has road frontage along Slough lane but 'feels' quite removed from the settlement despite adjoining existing built form. Therefore, infrastructure connecting back into the settlement such as footpaths and cycleways would benefit the site in terms of connectivity with the settlement and sustainability with enabling walking and cycling. In my view, third party land would be necessary to enable the provision footpaths and cycleways along Slough lane. Given the proximity of the school causing very busy traffic movements in the morning and afternoon, in my view there is a need to protect pedestrians to ensure they feel safe which should function to make walking and/or cycling more likely. The highways department have responded that Slough road would need significant upgrading and extension to the speed limit of Slough road would be reqd. Any development of the site would need to be accompanied by an Ecology survey given the existing use and variety of habitat available, have regard to the potential to impact Clatter brook, and expect the provision of off-site sewer facilities. The Environment Agency suggest the site falls within flood zones 2 and 3 which is a major constraint</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, ecological and flooding 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>


to development.		
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<p>Candidate Site: 10 Site Address: Land off Knighton Road</p> <p>Located to the far north-west of the settlement and only connected via highway, the site would represent an extension to the built form beyond the B4355 Knighton road. The site is presently detached from the settlement although, could easily be integrated given the amount of road frontage via footpath and cycleway provision to provide more cohesive and sustainable links with the town centre. Given the proximity of neighbouring open space there may be a visual impact looking toward the site. However, the design and scale of development will need to be such that does not cause an adverse impact on character or appearance of the surrounding area or result in an adverse impact on amenity. An application to develop the site would need to be accompanied by an ecology survey paying regard to the semi-natural grassland.</p>	 Part Allocated	<p>The whole of candidate site No. 10 has not been allocated in the draft LDP, however part has been allocated as a housing allocation.</p> <p>It is considered the identified constraints can be adequately addressed at the detailed planning stages.</p> <p>Allocation No: P51 HC1</p>
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<p>Candidate Site: 97 Site Address: Land at Broadaxe Business Park</p> <p>Within the UDP development boundary, this site is considered appropriate and acceptable in principle to accommodate development especially as the site was allocated within the Unitary Development Plan. The north east of the site area submitted for the Local Development Plan consideration currently benefits from 2 approved planning permissions (P/2011/0537 & P/2012/1128) for employment uses. The greenfield site currently adjacent existing built form represents a sensible extension to the industrial estate although given the stance of Planning Policy Wales 4.9, previously developed land in the vicinity will need to be considered where appropriate. The site is considered to partially lie within the flood zone from clatter brook and this constraint would need to be addressed, possibly with a simple boundary amendment given flooding would have been considered during the planning process of the approved planning permissions, as aforementioned. Additionally, Dwr Cymru have responded noting that the public sewers some distance away. Offsite sewers required alternatively provisions of Water Industry Act, 1991 or S106. Foul flow capacity issue, assessment of Caenbrook Meadow SPS</p>		<p>The site has been taken forward as an employment allocation in the draft LDP as it represents a logical extension of the existing built form and was previously allocated in the UDP.</p> <p>Allocation No: P51 EA1</p>
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ascertaining if SPS needs improvement to enable development.		
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<p>Candidate Site: 414 Site Address: Land to East of Kings Court</p> <p>The allocation of this site is not necessary to meet the growth, apportioned by the strategy, of the town over the plan period. The site is flat and lies outside the current UDP development boundary and separated from existing built form by the roundabout and B4362. The site would represent an extension to the settlement in a south-eastern direction. Flood modelling demonstrates a limited amount of dwellings could be accommodated by the site although, this is limited by on-site flood risk areas. Development of the site would need appropriate access, footway and surface water arrangements in addition to an Ecology survey given the present variety of habitat for biodiversity.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as it would detract from the existing built form and has flooding, highway and ecology constraints.</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>
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<p>Candidate Site: 759 Site Address: Kaye Presteigne Premises, off Lugg View</p> <p>The site is located centrally and close to the Presteigne retail core area, it adjoins the Conservation Area and is within the UDP development boundary. The site has been previously developed although at the present time derelict with concrete footings still in place therefore, an application for development at the site would require a land contamination survey. Additionally, an ecology survey would also be required to accompany an application for development given the hedgerows, trees and variety of habitat available at the site. The proposed mixed use is envisaged to include retail and residential which could reasonably be considered appropriate at the site given the proximity to the town centre and bounded by existing built form in all directions except north-east. Any development of the site should respect the flood zone area. Development would need to be accessed via Lugg view therefore potentially limiting the scale of development acceptable at the site in accordance with highway standards. Nevertheless, cycle and pedestrian links would be sought given the size of the site to connect to the surrounding area. The design and scale of the development would also need to have regard to the setting of Listed Buildings and the Conservation Area. There is a public sewer which traverses the site under ownership of Dwr Cymru additionally, a public right of</p>		<p>The site has been taken forward as a mixed use allocation in the draft LDP as it is centrally located and close to the Presteigne retail core area. The site was also included within the UDP settlement boundary for Presteigne.</p> <p>It is considered the identified constraints can be adequately addressed at the detailed planning stages.</p> <p>Allocation No: P51 MUA1</p>
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way runs through the eastern portion of the site.		
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<p>Candidate Site: 782 Site Address: Land adjoining Broadaxe and Presteigne By Pass</p> <p>Adjoining the current UDP development boundary and existing built structures in the form of Broadaxe business park along its northern boundary, the site would represent a large extension of the settlement in a southerly direction. A site on this scale potentially represents an opportunity for a mixed use site although past build rates indicate the site is too big a site to be deliverable thus, portions of the site could be considered appropriate and deliverable for development during this plan period. Regarding the smaller site to the east, it adjoins the B4355 which functions to detach the site from the UDP development boundary, however it can be accessed and deliver housing away from the potential conflict of uses with the employment allocation. There are presently no cycleway or footway provision but appears as though one or both could be provided. Water and public sewers are some distance away therefore, considered that appropriate arrangements are necessary to enable development at the site.</p>		<p>The site has been taken forward as an allocation in the draft LDP as it represents a logical extension of the existing built form.</p> <p>It is considered the identified constraints can be adequately addressed at the detailed planning stages.</p> <p>Allocation No: P51 HA2 (Part Allocation)</p>
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<p>Candidate Site: 871 Site Address: Presteigne Mill, Leominster Road</p> <p>The allocation of this site is not necessary to meet the growth, apportioned by the strategy, of the town over the plan period. The site is currently used as Countrywide farmers a retail warehouse currently accessible via vehicles only with no existing pedestrian or cycleway. The site is detached from the UDP development boundary although, could be considered as adjoining a one plot deep road frontage of existing built structures in the form on residential units. Nevertheless, the site is detached from services and facilities within the settlement, lacking connection with the settlement and an extension to this extent in an eastern direction could reasonably be considered inappropriate at this point in time for residential development. The site may have limited potential to accommodate development given the flood zone constraints at the site although, this will be dependent on the precise location of potential water inundation, information which is unavailable at the time of writing</p>		<p>The site has not been taken forward as an allocation in the draft LDP, although the site does fall within the proposed settlement boundary for Presteigne.</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>
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<p>here. Additionally, development may be limited by current access configuration with highways suggesting improvements would likely be necessary. Any development at the site would require an Ecology survey given the surrounding variety of habitat, as well as a land contamination survey given the present use at the site. Water mains are approximately 160m away with public sewers some distance away as well which will need consideration should development be considered acceptable.</p>		
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<p>Candidate Site: 872 Site Address: The Targets, Broadaxe Lane</p> <p>The allocation of this site is not necessary to meet the growth, apportioned by the strategy, of the town over the plan period. Site is detached from the UDP development boundary, existing built form and the settlement by some distance. There appears limited potential for this site to reasonably be considered part of the settlement or be encompassed within the settlement without significant development and infrastructure from the site to the settlement. Broadaxe road appears constrained, a point of view shared by highways given their response to the potential development of the site in the LDP. Any development of the site would need an ecology survey given the proximity of the woodland and variety of habitat for biodiversity in addition to having regard to the presence of ancient semi-natural woodland. There may also be issues with developing the site in terms of viability given the necessity for off-site water mains in addition to sewerage arrangements.</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 and is poorly located in terms of accessibility to services.</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>
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<p>Candidate Site: 879 Site Address: Presteigne Primary School</p> <p>The land is currently within the UDP development boundary and adjacent existing built form given the land is next to Llanandras primary school with access from slough road. The school serves an educational and community function thus, the school buildings been withdrawn from consideration thus, the surrounding land is of consideration here. Given the present use, the highways department has responded that development on a similar scale of the existing use would be appropriate. Additionally, the town council have responded that should development be taken forward at the site then their preference would be for residential development. Therefore, any residential development at the site would need to be sensitively</p>		<p>The site has not been taken forward as an allocation in the draft LDP, however the site does fall within the proposed settlement boundary for Presteigne (it also fell within the UDP development boundary)</p> <p>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>
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<p>designed and scaled not only to accord with the character and appearance of the area, meet residential need but also pay regard to the presence of the adjacent school. An ecology survey would be required with any proposal for development of the land given the variety of habitat found at the site, mitigation measures may be necessary.</p>		
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<p>Candidate Site: 883 Site Address: John Beddoes School, Broadaxe</p> <p>The allocation of this site is not necessary to meet the growth, apportioned by the strategy, of the town over the plan period. The site is flat and currently used as playing field for a variety of activities including cricket and athletics. The site adjoins existing built form located within the settlement, east of John Beddoes school and adjoins the B4355 at its southern boundary. According to the SFCA and Environment Agency, the whole site lies within C2 flood zone, a constraint which would need to be overcome if certain types of development is to be considered acceptable at the site in accordance with TAN15. Any development at the site would need to sensitively designed and scaled having special regard for the setting of listed buildings. At this point in time, the site is considered most appropriately used for the purposes of sporting activities as existing.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as the site is constrained, most significantly by Flooding issues.</p> <p>The site does fall within the development boundary for Presteigne.</p> <p>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>
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<p>ASN82: Land at Orchards End and Jacks View, Norton</p>		<p>"It is not considered that the inclusion of this site would be in the public interest; sufficient allocations in Presteigne, which is well served by local facilities and services, have been proposed in order to meet the land use needs of the area over the plan period.</p> <p>The site is identified as having technical and/or environmental constraints including, but not limited to, highways access and the site does not include all of the land that would be required to make the necessary improvements to Slough Road to include the site as a housing allocation. The site has neither the extent in itself nor appears to control the frontage of Slough Road east to the school to achieve the required upgrade.</p>
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ASN81: Land off Slough Road, Presteigne		<p>"It is not considered that the inclusion of this site would be in the public interest; sufficient allocations in Presteigne, which is well served by local facilities and services, have been proposed in order to meet the land use needs of the area over the plan period.</p> <p>The site is identified as having technical and/or environmental constraints including, but not limited to, highways access and the site does not include all of the land that would be required to make the necessary improvements to Slough Road to include the site as a housing allocation. The site has neither the extent in itself nor appears to control the frontage of Slough Road east to the school to achieve the required upgrade.</p>
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