




Settlement: WELSHPOOL


Site Summary		Site allocated in LDP
Candidate Site: 105	Land at Buttington Cross Enterprise Park	✓
Candidate Site: 343	Land adjacent to The Market	✗
Candidate Site: 344	Land at Buttington Wharf	✗
Candidate Site: 511	Sheep pens site, Mill Lane	✗
Candidate Site: 512	Car park & land near TIC	✗
Candidate Site: 514	The Flash & surrounding land,	✗
Candidate Site: 515	Playground/open spaces at Maes Y Dre	✗
Candidate Site: 516	Land at Dol y Felin	✗
Candidate Site: 517	Land at Brookfield Road	✓
Candidate Site: 518	Land at Gallowtree Bank	✓
Candidate Site: 519	Red Bank	✓
Candidate Site: 520	Land at Chelsea Lane	✗
Candidate Site: 521	Land at Greenfields	✓
Candidate Site: 522	Land at Chestnut Drive, Oldford Estate	✗
Candidate Site: 523	Land at Red Bank	✓
Candidate Site: 524	Land at Gungrog Hill	✗
Candidate Site: 525	Land at Berriew Road	✗
Candidate Site: 526	Land at Gungrog Hill	✗
Candidate Site: 527	Land at Gungrog Hill	✗
Candidate Site: 528	Land at Red Bank	✗
Candidate Site: 529	Land at Gungrog	✗
Candidate Site: 530	Canal side opposite Morrison's	✗
Candidate Site: 587	Land adj. To Tygwyn/Montgomery Canal	✗
Candidate Site: 590	Land adj. To Montgomery Canal	✗
Candidate Site: 647	Land opposite Sidoli's	✗
Candidate Site: 648	'Scout Hut' Field, Oldford	✗
Candidate Site: 650	Land at Raven Square	✗
Candidate Site: 652	Sergeant's Row	✗
Candidate Site: 653	Motte & Bailey	✗
Candidate Site: 915	Gungrog	✗
Candidate Site: 919	Ysgol Maesydre	✗
Candidate Site: 929	Welshpool High School	✗
Candidate Site: 1063	Land off Red Bank	✗
Candidate Site: 1202	Land adjacent to Church Street Car Park	✗
Candidate Site: 1204	Land at Church Street Car Park (site 03)	✗
Candidate Site: 1205	Land to the north of Mill Lane	✗
Committed Site: P57 HC2	Land r/o High Street, Park Lane	✗


Site		Summary
<p>Candidate Site: 105 Site Address: Land at Buttington Cross Enterprise Park</p> <p>The proposed site is at the north east tip of an existing employment allocation in the Powys UDP which has been substantially developed, lying at the edge of the town, situated between the Welshpool by-pass and the Montgomery Canal. The candidate site land comprises two plots either side of the existing business park access road. The plots have extant p.p. for office, general industrial or storage (B1, B2 & B8 planning use class). These are level sites in a well landscaped business park which is accessed off the trunk road roundabout. The proposal was submitted for mixed use development (consisting of "commercial, industrial, retail and business uses") so as to retain flexibility for employment uses that may emerge. The land has now been allocated as employment land recognising the existing planning status and to ensure the land is retained for the employment park use (the LDP employment needs study supports retention). Development will need to be undertaken with care towards the site's environmental assets. This site is not considered suitable for retail use.</p>		<p>The site has been taken forward as an employment allocation in the draft LDP as the site forms part of the Buttington Cross Enterprise Park which was previously allocated in the Unitary Development Plan (the majority of which has now been developed). The site therefore represents a logical extension of the existing built employment development and it is considered that identified constraints can be adequately addressed at the detailed planning stages.</p> <p>Committed Site: P57 EC1</p>





<p>Candidate Site: 343 Site Address: Land adjacent to The Market</p> <p>A relatively small level site, currently agricultural grazing/vacant land to the rear of the Cattle Market. Accessed off the Welshpool by-pass. Plot has been isolated by new development and lies sandwiched between rail and road. It appears logical to re-develop considering the adjacent land-use and the site's proximity to Welshpool and nearby transport links. After further consideration it has been determined that a land allocation is not required on this parcel of land. Given that access must be achieved through the cattle market site, any proposals that may come forward will be determined by a Policy approach and through the planning application process (as an extension to existing commercial premises/use).</p>		<p>The site has not been taken forward as an allocation in the draft LDP as: The site is constrained by its highways access which, to serve new development, would need to be achieved through the adjoining cattle market site. 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, any proposals that may come forward can be determined by a Policy approach and through the planning application process (as an extension to existing commercial premises/use).</p>
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<p>Candidate Site: 344 Site Address: Land at Buttington Wharf</p> <p>Part of agricultural field on south east facing slope.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as: The site is constrained, most significantly</p>
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<p>Canal side land. Access via narrow canal bridge, single track highway. Amenity/picnic area on opposite side of canal, with Listed Buildings in vicinity. Not an obvious location for extension to the town's built up area. Development would encroach into the open countryside and potentially adversely affect the appearance and character of local area and adversely impact on the setting of heritage assets. The site is not regarded as suitable for land allocation.</p>		<p>by Highways, Built Heritage and Ecological 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>Candidate Site: 511 Site Address: Sheep pens site, Mill Lane</p> <p>The site has been developed in part for the Marstons public house (Smithfield Bell). The remaining brownfield site is central to Welshpool town and as such it could be suitable for a variety of uses. Although at the edge of the retail core area as currently identified in the UDP, the site has good pedestrian links to the high street. This site has now been included as "white land" within the development boundary of the town, hence negating the need for a specific land allocation. Appropriate uses will be determined by a Policy approach and through the planning application process. (see also CS1205, same site, different proposer - includes residential as possibility).</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 appropriate uses will be determined by a policy approach, 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>Candidate Site: 512 Site Address: Car park & land near TIC</p> <p>Existing car park intersected by the one-way system following Tesco's development. Adj to paved amenity area by canal. See site ref nos. 1202, 1203 & 1204. This site is not being allocated in the LDP due to the uncertainty over the sorts of uses that may come forward. The site obviously has value in its current form. As a central site within the development boundary of the town there is no need for a specific land allocation. Appropriate uses/re-development will be determined by a Policy approach and through the planning application process.</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 appropriate uses will be determined by a policy approach, 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>Candidate Site: 514 Site Address: The Flash & surrounding land</p> <p>A country park has been established (summer 2013) including a children's play area on the southern part of the site. Policies in the LDP will protect important areas of open space/public access/recreational land. Therefore the site does not require a land allocation.</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 appropriate uses will be determined by a policy approach, through the planning application process. Policies in the LDP protect important areas of open space/public access/recreational land. Therefore the site does not require a land allocation.</p>
<p>Candidate Site: 515 Site Address: Playground/open spaces at Maes Y Dre</p> <p>Existing recreation grounds including football pitches, bowling club and children's play areas. Policies in the LDP will protect important areas of open space/public access/recreational land. Therefore the site does not require a land allocation. (Site also owned by the Town Council so they have control over future land uses).</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 appropriate uses will be determined by a policy approach, through the planning application process. Policies in the LDP protect important areas of open space/public access/recreational land. Therefore the site does not require a land allocation.</p>
<p>Candidate Site: 516 Site Address: Land at Dol y Felin</p> <p>Existing recreation ground including children's play area. Policies in the LDP will protect important areas of open space/public access/recreational land. Therefore the site does not require a land allocation. (Site is also owned by the Town Council and has a restrictive covenant giving control over future land uses).</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 appropriate uses will be determined by a policy approach, through the planning application process. Policies in the LDP protect important areas of open space/public access/recreational land. Therefore the site does not require a land allocation.</p>
<p>Candidate Site: 517 Site Address: Land at Brookfield Road</p> <p>Site is currently under construction for residential use including areas of play/open space. Recreational areas will be protected by policies in the LDP. The site is shown as housing commitment P57 HC1 on the LDP Inset Map P57 A (Welshpool).</p>		<p>Committed Site: P57 HC1</p>


<p>Candidate Site: 518 Site Address: Land at Gallowtree Bank</p> <p>The site is part of a larger parcel which has a housing land allocation in the UDP (M196 HA3). This site is regarded as a suitable, proportionate and logical extension to the settlement to contribute towards meeting Welshpool's housing needs. It is considered the identified constraints can be adequately addressed at the detailed planning stages. It has therefore been included as a land allocation in the LDP.</p>		<p>The site has been taken forward as a housing allocation in the draft LDP as it was previously allocated in the UDP and it is considered a logical extension to the settlement. It is considered the identified constraints can be adequately addressed at the detailed planning stages.</p> <p>Allocation No:P57 HA1</p>
<p>Candidate Site: 519 Site Address: Red Bank</p> <p>Site is currently under construction for residential use including areas of play/open space. Recreational areas will be protected by policies in the LDP. The site is shown as housing commitment P57 HC1 on the LDP Inset Map P57 A (Welshpool).</p>		<p>Committed Site: P57 HC1</p>
<p>Candidate Site: 520 Site Address: Land at Chelsea Lane</p> <p>Part of this site is within the current development boundary as detailed in the UDP. Due to stakeholder reservations about the suitability of development on this site, in particular highways and built heritage issues, it was considered necessary to review the development boundary in this area. After further analysis, including consideration of recent planning decisions, it has been decided that the LDP development boundary should follow the UDP boundary in this area of the town. Inclusion within the boundary gives scope for re-development of the site but detailed matters must be adequately addressed at the planning application stage. This site is not therefore proposed for land allocation.</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. Development of this land gives some scope for its redevelopment. 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: 521 Site Address: Land at Greenfields</p> <p>This site is a UDP housing allocation (10 dwellings - ref: M198 HA11). It is a vacant overgrown town centre site within the residential area. Proposed for inclusion in the LDP by the Town Council. This site is regarded as a suitable infill site which can contribute towards meeting Welshpool's housing needs. It is considered the identified constraints can be adequately addressed at the detailed planning stages. It has therefore been included as a land allocation in the LDP.</p>		<p>The site has been taken forward as a housing allocation in the draft LDP as it was previously allocated in the UDP. It is considered the identified constraints can be adequately addressed at the detailed planning stages.</p> <p>Allocation No: P57 HA2</p>


<p>Candidate Site: 522 Site Address: Land at Chestnut Drive, Oldford Estate</p> <p>Policies in the LDP will protect important areas of open space/public access/recreational land so it has not been regarded as necessary to make a land allocation on this site. However to clarify the importance of the open space provision in this area and in response to stakeholder concerns, much of the land within this candidate site has now been excluded from the development boundary for Welshpool to ensure continued protection from housing development.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as policies in the LDP will protect this land as open space. It has also been excluded from the development boundary to ensure continued protection from housing development.</p>
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<p>Candidate Site: 523 Site Address: Land at Red Bank</p> <p>Town Council owned land. The site has been selected carefully to avoid too much visual intrusion, as it sits on a plateau behind more rising ground to the north, however development could set the precedent for the town extending down towards the A490. The site represents extension of the town into the existing open countryside. However it links well with the land already in control of the Town Council which serves as landscape/amenity land for the new Burgess Lands housing development and the wider town. Improved pedestrian links should be possible. After further consideration Highways have advised that highway improvements are likely to be achievable (trunk road concerns will still need to be addressed). The lane currently dividing the site into two parcels can be reconfigured to provide an acceptable junction/access. Although there are outstanding issues with this site, due to the requirement to meet the identified housing needs of Welshpool and the lack of other more suitable, less constrained sites, this land has been selected for allocation. It is considered to be the most probable and realistic large site to contribute towards meeting the town's needs. The identified constraints can be adequately addressed at the detailed planning stages. This site has therefore been included as a land allocation in the LDP.</p>		<p>The site has been taken forward as a housing allocation as it is considered to be the most probable and realistic large site to contribute towards meeting the town's needs. It is considered the identified constraints can be adequately addressed at the detailed planning stages.</p> <p>Allocation No: P57 HA3</p>
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<p>Candidate Site: 524 Site Address: Land at Gungrog Hill</p> <p>Site lies adjacent to the existing UDP development boundary for Welshpool. Development would extend the town into the open countryside. Given the</p>		<p>The site has not been taken forward as an allocation in the draft LDP as it may be considered an incursion into the open countryside. It is therefore considered that site commitments and more</p>
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<p>significant highways and access constraints, 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. This site is not therefore proposed as a land allocation.</p>		<p>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: 525 Site Address: Land at Berriew Road</p> <p>See also 587. Existing agricultural grazing land set down on lower ground to adjacent canal towpath. Various constraints have been identified so far, some significant. Due to the layout of the existing recreational grounds etc and poor vehicular access, the site is somewhat dis-jointed from the main town, although pedestrian/cycle links are strong. Given the major highways constraints and the risk that development of this site may adversely affect heritage assets and be visually obtrusive in the local landscape this site has not been selected for land allocation. 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. This site is not therefore proposed as a land 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 access 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>Candidate Site: 526 Site Address: Land at Gungrog Hill</p> <p>The site lies adjacent to the current UDP development boundary for Welshpool. A candidate site proposal to the south of the site (ref 514), incorporates protection of the Flashpool within an open spaces/country park setting. After further analysis and discussion with stakeholders it is considered that the constraints (including access) and potential adverse landscape implications mean that this land is not suitable for allocation. (This was a Town Council proposed site but only identified if the housing growth nos. required it). 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. This site is not therefore proposed as a land 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 access 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>Candidate Site: 527 Site Address: Land at Gungrog Hill</p> <p>Site lies adjacent to a small part of the existing UDP boundary at Gungrog Hall. Development would extend the town into the open countryside. Given the significant highways and access constraints, 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. This site is not therefore proposed as a land allocation.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as 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>
<p>Candidate Site: 528 Site Address: Land at Red Bank</p> <p>The site represents extension of the town into the existing open countryside in an area which is currently largely undeveloped. It is considered that development on this side of the Red Bank road should not be encouraged. Some of the site constraints could probably be addressed alongside the development of site 523 (opposite), however it is felt that site commitments and more appropriate site allocations identified elsewhere will meet the housing requirement of the settlement over the Plan period. This site is not therefore considered suitable or required as a land allocation.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as 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>
<p>Candidate Site: 529 Site Address: Land at Gungrog Hill</p> <p>Site is removed from the existing UDP development boundary for Welshpool (proposed site 524 comprises field in between). Development would significantly extend the town into the open countryside. Given the major highways and access constraints, 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. This site is not therefore proposed as a land allocation.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as it may be considered an incursion into the open countryside and it is constrained, most significantly by access 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>Candidate Site: 530 Site Address: Canal side opposite Morrison's</p> <p>A centrally located canalside site within the existing UDP development boundary and currently allocated for mixed use re-development. Within conservation area. Current business occupiers include timber merchants. The potential for this site's comprehensive redevelopment is recognised, however the site is not being allocated in the LDP due to the uncertainty over the type of development that may come forward. As a central site within the development boundary of the town there is no need for a specific land allocation. Appropriate uses/re-development will be determined by a Policy approach and through the planning application process.</p>		<p>The site has not been taken forward as an allocation in the draft LDP however, it does fall within the development boundary. 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 housing requirement of the settlement over the Plan period.</p>
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<p>Candidate Site: 587 Site Address: Land adj. To Tygwyn/Montgomery Canal</p> <p>See also 525. Existing agricultural grazing land set down on lower ground to adjacent canal towpath. Due to the layout of the existing recreational grounds etc and poor vehicular access, the site is somewhat dis-jointed from the main town, although pedestrian/cycle links are strong. Various constraints have been identified so far, some significant. Given the major highways constraints and the risk that development of this site may adversely affect heritage assets and be visually obtrusive in the local landscape this site has not been selected for land allocation. 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. This site is not therefore proposed as a land allocation.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as various constraints have been identified. 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: 590 Site Address: Land adj. To Montgomery Canal</p> <p>Policies in the LDP will protect important areas of open space/public access/recreational land. The LDP will contain policies to facilitate community use (such as allotments) in appropriate locations and any development decisions can be made through the planning application process rather than requiring a land allocation. Note that the specific constraints on this site - historic land-use (ex-tip) and past reclamation works - mean that suitable re-use proposals are limited.</p>		<p>The site has not been taken forward as an allocation in the draft LDP. Policies in the LDP protect important areas of open space/public access/recreational land. Therefore the site does not require a land allocation.</p>
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<p>Candidate Site: 647 Site Address: Land opposite Sidoli's</p> <p>Significant flood risk constraints. Site is therefore unsuitable for proposed development and has been rejected from the candidate sites process.</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. It is therefore considered the site commitments and more appropriate site allocations identified elsewhere will meet the housing requirement if the settlement over the plan period.</p>
<p>Candidate Site: 648 Site Address: 'Scout Hut' Field, Oldford</p> <p>Existing scout hut is at the corner of the car park and sits within the development boundary. Most of the site lies at edge of the built up area, adj to the current UDP boundary and is of parkland character with significant mature trees. Site is well located in respect of the town and pedestrian links to Berriew Street. This proposal is regarded as one which would be determined by a Policy approach which will not require a land allocation and which would be determined through the planning application process. The LDP will support community facilities in appropriate locations.</p>		<p>The site has not been taken forward as an allocation in the draft LDP. Policies in the LDP could enable development of this site for the purposes of a scout hut/open space/art centre/gallery protect important areas of open space/public access/recreational land. Therefore the site does not require a land allocation.</p>
<p>Candidate Site: 650 Site Address: Land at Raven Square</p> <p>This is a very steep site which would require significant highways work (associated impact on development viability). It is considered that development may adversely impact on the local townscape/landscape and be incompatible with the Llanfair Light Railway tourism asset. Additionally constraints have been identified re: flood risk, adj watercourse and built heritage. 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. This site is not therefore proposed as a land 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 townscape/landscape 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>Candidate Site: 652 Site Address: Sergeant's Row</p> <p>See also site 530. Former Jones & Co site/ former Travis Perkins site. A centrally located canalside site within the existing UDP development boundary and currently allocated for mixed use re-development. Within conservation area. Current business occupiers include timber merchants. The potential for this site's comprehensive redevelopment is recognised, however the site is not being allocated in the LDP due to the uncertainty over the type of development that may come forward. As a central site within the development boundary of the town there is no need for a specific land allocation. Appropriate uses/re-development will be determined by a Policy approach and through the planning application process. In particular the concerns of highways will need addressing.</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 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>Candidate Site: 653 Site Address: Motte & Bailey</p> <p>A town centre site within the current UDP development boundary for Welshpool. The land contains a protected SAM. The landowner is in discussion with a range of stakeholders regarding the potential for enhancement of this "gateway" site. Should a planning application come forward, it can be assessed against LDP policies concerning re-use/redevelopment of town centre sites. The new LDP will contain a suite of relevant policies, such as policies that support sustainable development, protect the historic environment, provide for the retention/improvement of wildlife habitat etc. Therefore it is not considered appropriate or necessary to make a land allocation on this site.</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 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>Candidate Site: 915 Site Address: Gungrog School</p> <p>Existing primary school with grounds. The site is in split ownership (PCC/Church in Wales) with PCC owning the school's play area. As a centrally located site within the town, a sustainable re-use of the school site, should the school close, would be supported. If ever re-development is proposed, the LDP policies will determine the planning decision, hence a land allocation is not appropriate especially given the current situation of a operational school.</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 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>Candidate Site: 919 Site Address: Ysgol Maesydre</p> <p>School building, playgrounds/playing field (currently in shared use with community) and two small grazing paddocks to rear. Powys County Council Schools Modernisation have now withdrawn the main school building from the process. Part of the remaining site lies outside of the current UDP development boundary for Welshpool. Sites lies adjacent to established playing fields and recreational areas owned by the Town Council (see Site 515). Due to the uncertainty regarding the possible redevelopment of this site, it is considered that a land allocation is not appropriate. However the LDP development boundary now includes all this candidate site so as to provide the most flexibility for future re-use. Decisions will be made through the planning application process.</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 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>Candidate Site: 929 Site Address: Welshpool High School</p> <p>Existing high school and grounds. The main school building has now been withdrawn from the Candidate Sites process. The remainder of the site comprises sport courts, playing fields and car parking (part of which serves The Flash Leisure Centre). One of the sports fields is laid out as a running track and this site is offset from the main campus sitting between the Welshpool by-pass and adj the canal with housing development on the opposite at Gallowtree Bank. Some of the grounds proposed as the candidate site lie outside of the UDP development boundary. Where it is demonstrated that the land is surplus to requirements, it is likely that the principle of re-development will be supported on town brownfield sites. It is considered that any re-development proposals surrounding the High School will be assessed by a Policy approach and therefore it is not necessary or appropriate to make a land allocation on this site (particularly now that adjacent candidate site 526 has been rejected from the process).</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 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>Candidate Site: 1063 Site Address: Land off Red Bank</p> <p>A small part of the south west boundary of this site lies adjacent to the existing UDP development boundary for Welshpool where it surrounds Brynfa Hall. The land is in agricultural use. This is considered to be an outlying site in the open countryside with no obvious connectivity to the town. After further analysis, 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. This site is not regarded as suitable or required as a land allocation.</p>		<p>The site not been taken forward as an allocation in the draft LDP as 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>Candidate Site: 1202 Site Address: Land adjacent to Church Street Car Park</p> <p>This site is not being allocated in the LDP due to the uncertainty over the sorts of uses that may come forward. As a central site within the development boundary of the town there is no need for a specific land allocation. Appropriate uses/re-development will be determined by a Policy approach and through the planning application process.</p>		<p>The site has not been taken forward as an allocation in the draft LDP however, the site does fall 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>Candidate Site: 1204 Site Address: Land at Church Street Car Park (site 03)</p> <p>Existing town centre car park, south of the one-way system which intersects the car parks. Adj to paved amenity area for canal and wharf. (Planning application P2011/0905 for three retail units and a café/restaurant - withdrawn but FCA and EA comments will be of note). This site is not being allocated in the LDP due to the uncertainty over the sorts of uses that may come forward. As a central site within the development boundary of the town there is no need for a specific land allocation. Appropriate uses/re-development will be determined by a Policy approach and through the planning application process.</p>		<p>The site has not been taken forward as an allocation in the draft LDP however, the site does fall 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>Candidate Site: 1205 Site Address: Land to the north of Mill Lane</p> <p>The site has been developed in part for the Marstons public house (Smithfield Bell). The remaining brownfield site is central to Welshpool town and as</p>		<p>The site has not been taken forward as an allocation in the draft LDP however, the site does fall within the development boundary and appropriate uses/re-development will be determined by a</p>
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<p>such it could be suitable for a variety of uses. Although at the edge of the retail core area as currently identified in the UDP, the site has good pedestrian links to the high street. This site has now been included as "white land" within the development boundary of the town, hence negating the need for a specific land allocation. Appropriate uses will be determined by a Policy approach and through the planning application process (see also CS511, same site, different proposer - preference for commercial use).</p>		<p>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>Committed Site: P57 HC2 Site Address: Land r/o High Street, Park Lane Commitment (2 previously built). *Project level HRA screening required - Montgomery Canal SAC (hydrological connections) and Tanat & Vyrnwy Bat Sites SAC. Site lies within the historic settlement core of Welshpool, any proposed development here may require archaeological intervention as part of any planning application.</p>		<p>Having considered the deliverability of this site it is recommended that the site is not identified as a committed site.</p>
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