

Allocations Table										
Towns	Settlement Name	Inset Map	Site Name	Site Ref	Site ha	Resid No. Units	Affordable Housing Target (%)	Affordable Housing Target (% & No.)	Ha Empl/ Other	Issues / Infrastructure Requirements (N.B. final editing reqd, including HRA requirement)
1	Builth Wells & Llanelwedd	P08	The Old Skin Warehouse Site, Brecon Rd, Builth.	HC1	0.32	7	N/A	0	N/A	Planning permission for 7 units
			Hay Road Garage	HC2	0.2	11	N/A	0	N/A	Planning permission
			Builth Wells Cottage Hospital	HA1	0.51	17	100	17	N/A	100% Affordable Housing Allocation. Planning application for 17 affordable units
			Land west of Primary school, Builth Wells	HA2	2.22	56	30	17	N/A	
			Land adj. To Tai Ar Y Bryn, Hospital Rd., Builth	HA3	1.6	40	30	12	N/A	
			Land at Wyeside Enterprise Park, Llanelwedd	EA1	1.2	N/A	N/A	N/A	1.2	
2	Knighton	P24	Former clothing factory, West Street.	HC1	0.5	21	N/A	7	N/A	Planning permission already (P/2010/0798)
			Adj 'Shirley' Ludlow Road.	HA1	1.4	24	N/A	8	N/A	Site awaiting signing of s106 (P/2009/0038).
			Site of former Motorway mouldings factory	HA2	0.5	18	10	2	N/A	Site part in Shropshire - Full site previously pp 36.
			Presteigne Road	HA3	3.5	70	10	7	N/A	New allocation
3	Llandrindod Wells	P28	Land at Gate Farm	HC1	0.2	10	N/A	3?	N/A	Committed (P/2009/0186) Reserved Matters (P/2013/0923)
			Highland Moors	HC2	1.3	16	100	16	N/A	PR475404. 100% Affordable Housing Allocation
			Site adj, Autopalace	HC3	0.2	22	N/A	0	N/A	Series PR458300
			Land adj. Crabtree Green	HA1	2.2	50	30	15	N/A	Pending (P/2013/0444)
			Tremont Park extension	HA2	4.5	100	30	30	N/A	New allocation
			Ithron Road	HA3	4.5	100	30	30	N/A	New allocation

			Land at Ridgebourne Drive,	HA4	7.55	100	30	30	N/A	Steep site only parts of which are to be developed. Development Brief required to establish which parts are developed, densities and open space provision.
			Heart of Wales Business Park	EA1	4.3	N/A	N/A	N/A	4.3	Only part developable. Drainage / wildlife pond on part of allocation.
4	Llanfair Caereinion	P30	Land at Tanyfron, Llanfair Caereinion	HA1	2.37	30	10	3	N/A	New access to be created through the garage (further residential units to the 30 may be built here on brownfield land). Severe concerns from the community regarding highways issues will need to be resolved through highways alterations including the closure of existing access points, and traffic management / pedestrian access to be detailed in a development brief. The whole site to be developed together as one. However the steep middle part of the site is not to be developed this is for access only.
			UDP Allocation M154 HA3	HA2	1.07	20	10	2	N/A	Highway improvements along Watergate Street
5	Llanfyllin	P32	Adjacent 38 Maes Y Dderwen, Llanfyllin	LHC1	0.37	14	N/A	5	N/A	Commitment.
			Land opposite Maesydre, Llanfyllin	HA1	0.46	12	10	1	N/A	
			Maesydre Field, Llanfyllin	HA2	2.29	55	10	6	N/A	
			Field 7674, South of Maesydre, Llanfyllin	HA2	3.78	90	10	9	N/A	Two sites need to be developed together as highways access needs to come from site furthest from the settlement. It is imperative that this scheme is of good sensitive design as it is
6	Llanidloes	P35	Lower Green, Victoria Avenue	HC1	0.82	31	N/A	9	N/A	Planning permission
			Land at Hafren Furnishers	HC2	0.53	23	N/A	0	N/A	Planning permission

			Land adjacent Dolhafren Cemetery, Llanidloes	HC3	1.07	31	N/A	31	N/A	Planning permission P/2014/0188
			Land at Penyborfa, Llanidloes	HA1	0.98	25	10	3	N/A	Sewerage connection required. Access through Pen-y-brofa only.
			Chapel Farm, Gorn Road, Llanidloes	HA2	1.68	42	10	4	N/A	Landscape impact mitigation required.
			Land at Parc Derwen Fawr, Llanidloes	EA1	0.75	N/A	N/A	N/A	0.75	Brownfield site. Ecology mitigation - extended phase 1 habitat.
			Land at Parc Hafren, Llanidloes	EA2	1.67	N/A	N/A	N/A	1.67	Ecology mitigation - extended phase 1 habitat.
7	Llanwrtyd Wells	P39	The Vicarage Field, Beulah Road, Llanwrtyd	HC1	0.49	7	N/A	0?	N/A	Planning permission
			OS 2664 Caemawr, off Ffos Road	HC2	1.89	47	N/A	6	N/A	Planning permission
			OS 1451 Meadow View, Station Road	HC3	0.75	19	N/A	6	N/A	Planning permission S106
8	Machynlleth	P42	Mid Wales Storage Depot	HA3	0.36	15	10	2	N/A	Brownfield site. Built Heritage. Ecology. Trunk Road Access.
			OS1546, Aberystwyth Road	HA1	1.38	30	10	11	N/A	P/2013/0144 Pending.
			Land Adjacent HA1, Aberystwyth Rd	HA2	0.51	13	10	1	N/A	Access via HA1. Landscape Setting. Ecology.
			Land at Treowain	EA1	1.7	N/A	N/A	N/A	1.7	
9	Montgomery	P45	Land at New Road	HC1	2.55	18	N/A	6	N/A	Brades Meadow - site partly developed, 55 in total, final phase yet to complete.
			Land at Verlon, Forden Road	HA1	11.73	50	20	10	N/A	Actual development area in this Plan period (approx 2 ha) subject to survey etc as new Link Road Required, Heritage Issues, Design Brief Expected; Plan for phasing and potential future phasing, Buffer to STW.
10	Newtown	P48	Heol Pengwern	HC1	1.99	50	100	50	N/A	Commitment - Affordable Housing Site.
			Bryn Lane	HC2	3.34	65	N/A	12	N/A	Commitment.

			Ffordd Croesawdy	HC3	0.46	29	100	29	N/A	Commitment - Affordable Housing Site.
			Land at Severn Hts, (Brimmon Close)	HC4	5.4	23	N/A	0	N/A	Commitment.
			Rock Farm	HC5	8.53	96	N/A	17	N/A	Commitment.
			Rear of Pentecostal Church	HC6	1.04	27	100	27	N/A	Commitment - Affordable Housing Site.
			South of Heol Treowen / Great Brimmon	HC7	6.84	135	20	27	N/A	Commitment. Density may be affected by utility corridors.
			Severnside Yard, Commercial Street, Newtown	HA1	0.49	48	20	10	N/A	Brownfield site. Built Heritage. Ecology. Highway Access.
			Hendidley	HA2	3.83	14	20	3	N/A	Partially developed residential site.
			South of Heol Treowen Extension	HA3	2.6	65	20	13	N/A	Topography. Surface water drainage. Highway Access. Ecology, Utility corridors.
			St. Giles Golf Course	MUA1	4	88	20	18	4	Scheduled Ancient Monument. Ecology. Highway Access. Existing golf course with a developable area of approx. 8.3Ha. It is anticipated that the site will contribute approx. 3.5ha towards residential & 4ha towards employment. However, the precise mix/amount of uses on site will be identified through the preparation of a development brief that takes account of all issues including constraints and viability.

			Llanidloes Road	EA1	2	N/A	N/A	N/A	2	Ecology. Only 2ha. of the allocated site lies outside of the C2 zone of the Development Advice Mapping accompanying TAN15. Therefore, 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.
11	Presteigne	P51	Former Kaye Foundary Site	MUA1	2.4	50	30	15	0.4 (Ret)	Land contamination. Mixed allocation.
			Knighton Road Site.	HA1	0.6	12	30	4	N/A	100% AH - P/2013/1026 pending
			John Deakins Road Site	HA2	1.27	30	30	9	N/A	
			Broadaxe Ind. Estate	EA1	2.4	N/A	N/A	N/A	2.4	
12	Rhayader	P52	Nant Rhyd-Hir	HC1	1	18	N/A	0	N/A	Commitment P/2010/0524
			Old Builders Supply Depot	HC2	0.2	10	N/A	3	N/A	Commitment P/2009/0321
			Tir Gia	HA1	3.5	70	30	21	N/A	Pending P/2010/1383. Sloping site access gradient.
			Land off East Street	HA2	0.6	15	30	5	N/A	New allocation
			Brynberth Ind. Estate	EA1	3.7	N/A	N/A	N/A	3.7	Candidate Sites 102 & 443
13	Welshpool	P57	Burgess Land, Welshpool	HC1	4.96	73	N/A	22	N/A	Site commenced in LDP period, under construction.
			Land r/o High Street, Park Lane	HC2	0.14	6	N/A	0	N/A	Site has p.p., 2 of the 8 approved are built.
			Land off Gallowstree Bank	HA1	1.52	30	20	6	N/A	Adj to Mont Canal, est lower density (20/ha) to provide canal buffer. Due to proximity to SAC a Habitat Regs Assessment will be required.
			Land at Greenfields, Caeglas	HA2	0.39	10	20	2	N/A	Town Infill site
			Land at Red Bank	HA3	5.53	138	20	28	N/A	Highways access; transport assessment required.

1	Abercrave	P01	Land to East of Maesycribarth	HA1	0.53	13	5	1	N/A	Drainage improvements, ecology. Two separate landowners, agree access to whole of site.
2	Abermule	P02	Land adjoining Abermule House	HA1	0.24	10	20	2	N/A	Ecology. Highway Access & Pedestrian links.
			Land adjacent The Meadows & L	HA2	1.1	30	20	2	N/A	Site comprises 3 distinct parts that are subject of a number of constraints relating to issues such as highways access, utility corridors and flooding. A comprehensive scheme for the development of the entire allocation shall be identified through the preparation of a development brief that takes account of all constraints, viability and phasing (with no more than 30 dwellings within the Plan period).
			Land south of Maesderwen	EC1	2.6	N/A	N/A	N/A	2.6	Commitment.
3	Arddleen	P03	Land West of Trederwen House	HA1	1.66	16	20	3		Only part site reqd due to need. However listed Trederwen Hse nearby and village carparking request. Car park within site could usefully buffer LB so whole field is allocated to enable flexibility on layout/highways access/provision of community benefits. Scope for Phase 2 in next Plan period?
4	Berriew	P04	No land allocations in this settlement.	N/A	N/A	N/A	20	N/A	N/A	An area of land to the rear of Glan Yr Afon is included in the development boundary, this was an allocated site in the UDP and has had the benefit of p.p. for housing in the past.
5	Bettws Cedewain	P05	Bryn Bechan	HC1	0.4	10	N/A	4	N/A	Commitment.

6	Boughrood & Llyswen	P06	The Depot Boughrood	HC1	0.34	12	N/A	4	N/A	Planning permission for 12 dwellings
			Beeches Park , Boughrood	HC2	0.34	5	N/A	0	N/A	Planning permission for 5 dwellings.
7	Bronllys	P07	Land adjacent to Bronllys Court	HC1	1.52	32	N/A	8	N/A	Planning permission for conversion of farm buildings to 5 dwellings. Outline permission for main part of site. Highways & pedestrian facilities improvements
			Land to rear of Greenfields Bronllys	HC2	0.33	6	N/A	2	N/A	Planning permission for 6 dwellings. Highways & pedestrian facilities improvements
8	Caersws	P09	Land north of Carno Road	HA1	1.63	40	10	4	N/A	Landscape. Trunk Road Access.
9	Carno	P10	Land off Ffordd Dol-Llin	HA1	0.52	5	10	1	N/A	Ecology. Trunk Road Access.
			Land north of Gerddi Cledan	HA2	1	25	10	3	N/A	Ecology. Trunk Road Access.
10	Castle Caereinion	P11	Land at Swallows Meadow	HC1	2.31	25	N/A	6	N/A	Partly developed, 50 in total over UDP/LDP lifetime.
11	Churchstoke	P12	Land at Maes Neuadd (rear of Village Hall)	HC1	0.62	16	N/A	0	N/A	Partly developed, site has extant p.p., 30 in total.
			Land at the Garage	HC2	0.26	6	N/A	0	N/A	Commencement works confirmed, p.p. extant.
			Land at the Hatchery	HC3	0.48	12	N/A	5	N/A	House building commenced in 2013.
			Land adjacent The View	HC4	0.43	11	N/A	0	N/A	Commencement works confirmed, p.p. extant.
			Land adj Tuffins Supermarket	EA1	1.54	N/A	N/A	N/A	1.54	Consideration given to the larger site, evidence does not support so a smaller parcel (mirroring UDP allocation) has been allocated.
12	Clyro	P13	Land South east of Clyro (A)	HC1	0.6	15	N/A	6	N/A	Planning permission for 21 units lapsed in 2011 however, technical start made on part of site for 6 local needs on 04.01.2011

			Land South east of Clyro (B)	HA1	0.53	13	30	4	N/A	Highways & access improvements. Land contamination survey, Ecology survey.
13	Coelbren	P14	Land adjacent to Festry Fach, Dol Henrhyd	HA1	0.86	22	5	1	N/A	Ecology, drainage
14	Crewgreen	P15	Land Opposite The Firs (between Malt House Farm & Bryn Mawr)	HA1	1.52	21	20	4	N/A	Highways, Landscape Impact, Sewerage, Explore pedestrian linkages. Reduced density and sensitive design, pond, environmental/ ecology buffer/ open space and landscaping. Design Brief Likely.
15	Crossgates	P16	Oaktree Meadows	HC1	1.41	15	N/A	3	N/A	P/2009/1043
			Land South of Studio Cottage	HA1	0.7	15	30	5	N/A	
16	Forden/Kingswood	P17	Village has infrastructure constraints. No allocations although whiteland/infill opportunities exist. Kingswood shares facilities and is considered part of Forden.	N/A	N/A	N/A	20	N/A	N/A	Pro-rata net growth requirement is 3. Will be met by white land/windfall and supplemented by allocations at Kingswood.
	Forden/Kingswood	P17	Land off Heritage Green	HA1	0.83	15	20	3	N/A	Lower density (15-20/ha) - req open space/buffer to Offas Dyke

17	Four Crosses	P18	Land at Oldfield (including land rear of School)	HA1	3.36	30	10	3	N/A	Req 1.2 ha to meet need at 25/ha density, request community space adj school for expansion/sports facilities. Whole site included as mainly brownfield plus past UDP allocation. Redeveloping whole site could offer mixed use opportunities. Care re: heritage constraints, retain disused railway as pot. transport corridor. Whole site allocated to provide flexibility for community benefits, potential to plan for phasing into next Plan period.
			Employment Land at Four Crosses Business Park	EC1	0.75	N/A	N/A	N/A	0.75	Part of existing employment site, this area developed in LDP period (since 1.1.11)
18	Glasbury	P19	Treble Hill Stables, Glasbury	HA1	0.34	9	30	3	N/A	Highways improvements. HRA.
19	Guilfield	P20	Land at Sarn Meadows	HC1	3.3	46	N/A	14	N/A	Known flood risk but extant p.p. Landowner/agent in current discussion with NRW (March 2014). Probability still in question so considered appropriate to make other allocations in the village as a safeguard.
			Land adj Celyn Lane	HA1	1.6	30	20	6	N/A	Highways Improvement/Link road required. HRA required due to Granllyn Pool SAC and great crested newts. Check if to amend site boundary of 1062 due to flood risk (see SFCA notes) - could change area plus reduce to prevent over-allocation - follow field boundary?. See Claire for mapping.

20	Howey	P22	Land adjacent Goylands Estate	HC1	0.8	11	N/A	0	N/A	Details as per Reserved Matters application P/2011/1538
			Land at Crossways Court.Candidate Site 1093	HA1	1.4	30	30	9	N/A	Ecology survey, 10m buffer along railway boundary. Requires works to trunk road junction with class III road. Reconsult Dwr Cymru re foul flows and Llandrindod WWTW.
21	Kerry	P23	Dolforgan View, Kerry	HA1	2.1	62	N/A	0	N/A	Pending s.106.
			Land between Heatherwood & Kingswood Lane	HA2	0.53	10	20	2	N/A	Highways issues to overcome, up to 10 dwellings, Reqs buffer to Offas Dyke.
23	Knucklas	P25	Land at Castle Green	HA1	0.4	17	10	2	N/A	Site awaiting signing of s106 (P/2012/0272).
24	Llanbrynmair	P26	Bryncoch	HC1	0.97	5	N/A	2	N/A	Partially committed.
			Land west of Bryncoch	HA1	0.68	17	10		N/A	Highway improvements & access via HC1. Ecology.
25	Llandinam	P27	Land opposite Old Barn Close, Llandinam	HA1	0.33	8	20	2	N/A	Highways improvements, ecology.
26	Llandrinio	P29	Gwernybatto Land off Orchard Croft	HA1	1.07	20	20	2	N/A	
28	Llanfechain	P31	Land north of Church, Llanfechain	HA1	1.01	25	10	3	N/A	Floodzone excluded.
30	Llangurig	P33	9180 Adj Penybont Farm & Maescurig (A/27/001)	HC1	0.36	9	N/A	2	N/A	Planning permission. 1 unit complete
			Land adj. Maesllan, Llangurig	HA1	0.71	18	10	2	N/A	Highways improvements, Ecology, Heritage Drainage.
31	Llangynog	P34	Llangynog Glebe	HA1	0.32	8	10	1	N/A	Needs to be accessed from the road to the south east.
32	Llanrhaeadr-ym-Mo	P36	Land at Maes yr Esgob, Llanrha	HA1	0.74	19	10	2	N/A	Council owned.
	Llansantffraid-ym-M	P37	Land off Fford Spooney, Llansar	HC1	0.42	12	N/A	3	N/A	Construction started
			Land at Spoonley Farm, Llansar	HA1	0.82	20	10	2	N/A	
			Land adj. Maes y cain, Llansantf	HA2	0.55	13	10	1	N/A	Contaminated land survey required.
	Llansilin	P38	Land Opposite the Wynnstay Inr	HC1	0.71	23	N/A	8	N/A	P/2012/1144 - Section 73 on
35	Llanymynech	P40	UDP allocation M170 HA1 (Parc Llwyfen)	HC1	0.44	10	N/A	0	N/A	Site partially complete, 10 remaining.
			Land adj Parc Llwyfen	HA1	0.39	10	10	1	N/A	

			Land off Carreghofa Lane	HA2	1.58	15	10	2	N/A	Whole site can support up to 40 dwellings - but not required in Plan period -part site, plan phasing for future. 0.6 to 0.75 ha required for 15 dwellings (20-25/ha).
36	Llanyre	P41	Land at Llanyre Farm	HA1	0.7	12	30	4	N/A	New allocation. Requires third party land for access (PCC owned).
37	Meifod	P43	Pentre works and adjacent land,	HA1	1.92	13	10	1	N/A	Contaminated land survey and FCA required. Highways improvements needed including pedestrian link to rest of settlement, care needed regarding SAM
38	Middletown	P44	Land west of Golfa Close	HA1	0.74	18	20	4	N/A	Access off Golfa Close.
39	New Radnor	P46	Water Street Farm	HC1	0.6	14	N/A	5	N/A	Commitment. (Application P2008/1685)
40	Newbridge on Wye	P47	The Orchard	HC1	0.34	5	100	5	N/A	Commitment. 100% Affordable. (Application P2008/1151)
41	Penybontfawr	P49	Land east of Ysgol Pennant, Per	HA1	0.43	10	10	1	N/A	Highways Alterations
42	Pontrobert	P50	Land at Y Fferm, Pontrobert, Me	HA1	1.47	6	10	1	N/A	Highways improvements required as per the lapsed planning permission.
43	Three Cocks	P53	Land between/adj Gwernyfed Avenue, Three Cocks	MUA/C1	3.97	15	30	5	3.4	Mixed use, Development Brief required. Ecology Survey. Three Cocks WWTW. HER site. Part of site has existing employment use by agricultural contractor / machinery sales business. Part of site has permission for Laura Ashley factory & office accomodation.
44	Trefeglwys	P54	Land to West of Llwyncelyn (Phase 2)	HC1	0.85	17	N/A	8	N/A	Site committed for 17 dwellings - flooding constraint.

45	Tregynon	P55	Rear of Bethany Chapel	HA1	0.87	22	20	4	N/A	Highway access improvements including Chapel parking & access arrangement. Ecology.
46	Trewern	P56	Land east of Trewern School	HA1	4.09	24	20	5	N/A	Highways - access to be determined in conjunction with school access/parking improvements. Phasing plan, current housing need requires approx 1 ha although access improvements/school parking necessary as part of scheme. Development must avoid flood risk areas. Potential for recreational areas, sustainable drainage etc, potential to phase for future growth.
	Employment Sites outside of settlements	P59	Buttington Brickworks	EA1	6	N/A	N/A	N/A	6	Brownfield site, partly in employment use, allocated for further expansion for General Industrial Uses
		P60	Land at Offas Dyke Business Park	EC1	7.31	N/A	N/A	N/A	7.31	Currently vacant sites within existing employment park.
	Total				227.76	3722			865.45	49.26





