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	LDP Development Boundary		Tree Preservation Order		Listed Building		TAN 15 DAM Zone C1
	Candidate Site		Tree Preservation Order		Historic Park and Garden Park Boundary		TAN 15 DAM Zone C2
	Allocation		Site of Special Scientific Interest		Historic Park and Garden Kitchen Garden		Common Land
	Committed Site		European Protected Site		Historic Park and Garden Essential Setting		Village Green
	Brecon Beacons National Park		Local Nature Reserve		Scheduled Ancient Monument		Montgomery Canal
	Public Right of Way		National Nature Reserve		Conservation Area		LNG Pipeline
	Trunk Road		Regionally Important Geodiversity Sites		Historic Landfill		Mineral Permitted Working Area
							Mineral Permitted Working Area Buffer




Settlement: LLANDRINIO


Site Summary		Site allocated in LDP
Candidate Site: 322	Land at The Meadows	X
Candidate Site: 358	Land at Llandrinio k/a Strawberry Field	X
Candidate Site: 365	Land adj to West Winds	X
Candidate Site: 377	Land at Llandrinio, Part of New Hall Farm	X
Candidate Site: 418	Land at 'The Firs'	X
Candidate Site: 460	Land off Gwernowddy Lane	X
Candidate Site: 760	Gwernybatto Land	✓
Candidate Site: 1059	Land off Meadow View	X
Candidate Site: 1082	Fairleigh	X
Candidate Site: 1142	Site 1 - Land located at B4393	X
Candidate Site: 1143	Site 2 - land located at B4393	X
Candidate Site: 1144	Site 3 - Land at B4393	X


Site		Summary
<p>Candidate Site: 322 Site Address: Land at The Meadows</p> <p>Area of pasture land adjacent the B4393. The land lies to the north of a cluster of dwellings, however it lies some distance along the B4393 from the main body of the settlement and its services and facilities. In addition, the area between the site and the main body of the settlement is undeveloped open countryside and the site would therefore appear as an inappropriate incursion into the open countryside rather than a natural extension to the existing built form of the settlement. Stakeholders have also identified significant constraints to the development of the site, including flooding and highways. The site is therefore not considered suitable for allocation.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as it is located in the open countryside. 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: 358 Site Address: Land @ Llandrinio k/a Strawberry Field</p> <p>Area of flat land adjacent the B4393. The land adjoins a cluster of dwellings. However it lies some distance along the B4393 from the main body of the settlement and its services & facilities, through an area of undeveloped open countryside. Stakeholders have also identified significant constraints to the development of the site, including flooding, highways, heritage and minerals. 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 it is located in the open countryside and is constrained. 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>Candidate Site: 365 Site Address: Land adj to West Winds</p> <p>Flat land that adjoins a cluster of houses and associated UDP settlement development boundary. However it lies some distance along the B4393 from the main body of the settlement and its services & facilities. Stakeholders have also identified significant constraints to the development of the site, including highways, heritage and minerals. 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 and does not form the most logical extension to the settlement. 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: 377 Site Address: Land at Llandrinio, Part of New Hall Farm</p> <p>Area of land adjacent the B4393. The land adjoins two separate clusters of development in the settlement, that both benefit from UDP development boundaries. However it lies some distance along the B4393 from the main body of the settlement and its services & facilities, and in combination with undeveloped land on the opposite side of the highway provides a break in existing ribbon development in this area. Stakeholders have also identified constraints to the site's development, the most significant of which is that the land is within the floodplain. 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 and does not form the most logical extension to the settlement. 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: 418 Site Address: Land at 'The Firs'</p> <p>Area of land adjacent the B4393. The land adjoins two separate clusters of development in the settlement, that both benefit from UDP development boundaries. However it lies some distance along the B4393 from the main body of the settlement and its services & facilities, and in combination with undeveloped land on the opposite side of the highway provides a break in existing ribbon development in this area. Stakeholders have also identified constraints to the site's development, the most significant of which is the potential impact on the Church and that the land is within the floodplain. 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 and does not form the most logical extension to the settlement. 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: 460 Site Address: Land off Gwernowddy Lane</p> <p>Part of a large parcel of flat land that lies outside but adjoining the UDP development boundary. Two areas of the site were proposed for development during the preparation of the UDP, however the UDP Inspector did not support their allocation at that time citing reasons including access and heritage. These issues have been raised again by stakeholders in response to the current proposal and the Community Council also considers the site to be outside village boundaries. The site is therefore not considered suitable for 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 and heritage. 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: 760 Site Address: Gwernybatto Land</p> <p>Parcel of flat pasture land that lies outside but adjoining the existing UDP development boundary. The site can be considered a logical extension to the existing Orchard Croft residential development (UDP Housing Allocation M150 HA1) which lies in the centre of the settlement, close to its services and facilities. The site is unconstrained and is the favoured site in the village and is therefore proposed as a land allocation.</p>		<p>The site has been taken forward as a housing allocation in the draft LDP as it represents a logical extension of the existing built form. It is considered identified constraints can be adequately addressed at the detailed planning stages.</p> <p>Allocation No: P29 HA1</p>
<p>Candidate Site: 1059 Site Address: Land off Meadow View</p> <p>Parcel of flat pasture land that lies outside but adjoining the existing UDP development boundary. The site can be considered a logical extension to the existing Meadow View residential development (UDP Housing Allocation M150 HA2) which lies in the centre of the settlement, close to its services and facilities. The site proposer identifies that "structure planting around the northern edge of the proposed residential area" would be undertaken "well in advance of the development" so as to provide a robust northern boundary (an issue raised at the previous UDP inquiry). Nevertheless, it is considered that the site allocation identified elsewhere - namely site 760 adjacent - will be sufficient to meet the housing requirement of the settlement over the Plan period. This site is therefore not required for land allocation.</p>		<p>The site has not been taken forward as a housing allocation in the draft LDP as it is considered that the site allocation adjacent to this site will be sufficient to meet the housing requirement of the settlement over the Plan period.</p>

<p>Candidate Site: 1082 Site Address: Fairleigh</p> <p>Parcel of flat pasture land that lies outside but adjoining the existing UDP development boundary to the rear of the site of some of the settlement's existing services and facilities. However, it is unclear how highway access can be achieved as the site does not adjoin the County highway. In addition, the site is large and extends some way into the open countryside to the north of the settlement. Such an incursion into the open countryside would not be considered a logical extension to the existing built form of the settlement and is not supported by the Community Council. After further analysis, it is considered that the housing requirement of the settlement over the Plan period can be met by a more appropriate site allocation identified elsewhere. This large site is therefore not considered suitable or required for 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 is constrained. 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>Candidate Site: 1142 Site Address: Site 1 - Land located at B4393</p> <p>Area of flat land that lies outside but adjoining the UDP development boundary and existing residential development. The site also lies adjacent and opposite some of the settlement's main services and facilities and may be considered a logical extension to the settlement's existing built form. However, the site has limited frontage onto the Highway and access off Gwern-y-go Lane may require other land to enable improvements. In addition, sewage beds are located on the southerly part of the site which may give rise to bad neighbour issues. The Community Council supports partial allocation and the proposer has identified that a proportion of the site would be available. However, after further analysis, it is considered that the housing requirement of the settlement over the Plan period can be met by a more appropriate site allocation identified elsewhere. This site is therefore not considered suitable (due to identified constraints in particular the maintained highways objection) or required for land 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 access issues it is 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>Candidate Site: 1143 Site Address: Site 2 - land located at B4393</p> <p>Area of flat land adjacent the B4393. The land adjoins a cluster of dwellings. However it lies some distance along the B4393 from the main body of the settlement and its services & facilities, through an area of undeveloped open countryside. Stakeholders have also identified significant constraints to the development of the site, including flooding, highways, heritage and minerals. The site is therefore not considered suitable for allocation.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as the site is constrained and may be considered an incursion into the open countryside. . 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>Candidate Site: 1144 Site Address: Site 3 - Land at B4393</p> <p>Parcel of flat pasture land that lies outside but adjoining the existing UDP development boundary. Significant areas of residential development in the settlement lie to the east and north (on opposite side of highway) of the site. The site can be considered a logical extension to the existing built form of the settlement, close to its services and facilities. Nonetheless, the site is of significant size and the Community Council only supports partial allocation (the proposer has identified that a proportion of the site would be available). Stakeholders have identified issues with the site's development including concern over the detrimental change to the character of the settlement (majority of development on north of B4393) and CPAT identify it as a HER site. After further analysis it is considered that the housing requirement of the settlement over the Plan period can be met by a more appropriate site allocation identified elsewhere. This large site is therefore not considered suitable or required for land allocation.</p>		<p>The site has not been taken forward as a housing allocation in the draft LDP as it is considered that the housing requirement of the settlement over the Plan period can be met by a more appropriate site allocation identified elsewhere.</p>
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