

Settlement: LLANFYLLIN


Site Summary		Site allocated in LDP
Candidate Site: 124	Land Adjoining Balchie Road	X
Candidate Site: 206	Land opposite Y Dolydd	X
Candidate Site: 245	Land to West of Llwyn y Garth	X
Candidate Site: 277	Maesydre Field	✓
Candidate Site: 278	Land opposite Maesydre,	✓
Candidate Site: 309	Field 7674, South of Maesydre	✓
Candidate Site: 310	Field 6173, South of Maesydre	X
Candidate Site: 681	Adjacent 38 Maes Y Dderwen	✓
Candidate Site: 926	Llanfyllin High School	X
Candidate Site: 959	Land W end edge of Llanfyllin High School fields	X
Candidate Site: 994	Land belonging Llanfyllin High School	X
Candidate Site: 995	Land N of Town Cemetery, Ketch Farm	X
Candidate Site: 998	Land adjacent to Coronation Terrace	X
Candidate Site: 1049	Land at Maes-y-Dderwen	X
ASN66	The Old Station Yard, Llanfyllin	X


Site		Summary
<p>Candidate Site: 124 Site Address: Land Adjoining Balchie Road</p> <p>Part of existing UDP allocation. Some concern why there have be no planning applications submitted previously. Highways improvements would be required.</p>	X	<p>The site has not been taken forward as a housing allocation in the draft LDP as the site is constrained, most significantly by highways issues. It is therefore considered that more appropriate site allocations identified elsewhere will meet the housing requirement of the settlement over the Plan period.</p>


<p>Candidate Site: 206 Site Address: Land opposite Y Dolydd</p> <p>This site is approximately 0.26 km away from the current UDP development boundary. Without plans to extend Llanfyllin to such a large extent this site would be unsuitable for residential development. Any proposals for chalets / caravans will be assessed using a policy approach.</p>	X	<p>The site has not been taken forward as an allocation in the draft LDP as it is some distance from the existing/proposed development boundary. Any proposals for chalets / caravans will be assessed using a policy approach.</p>
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<p>Candidate Site: 245 Site Address: Land to West of Llwyn y Garth</p> <p>Steeply sloping site part of which is within the existing development boundary. Part of this site was existing</p>	X	<p>The site has not been taken forward as a housing allocation in the draft LDP as the site is constrained, most significantly by highway issues. However, part of the site</p>
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<p>UDP allocation concerns over why site has not been developed within the UDP lifespan. Highway constraints.</p>		<p>does fall within the development boundary and could therefore be developed for an appropriate use. 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: 277 Site Address: Maesydre Field,</p> <p>Site adjoins a housing estate to the south of Llanfyllin, it has a steep slope to the west but is overall a good sized flat site. The majority of the site is within the existing development boundary forming UDP allocation M157 HA4. Due to highways constraints this site would have to be developed in conjunction with CS309 as access on to the A490 would have to be created through that site. Together with CS309 this site will form a new gateway into Llanfyllin this and its proximity to Y Dolydd mean that it is imperative that the development is of good design, therefore a development brief will be required.</p>		<p>The site has been taken forward as a housing allocation in the draft LDP as it represents a logical extension to the existing built form. It is considered the identified constraints can be adequately addressed at the detailed planning stages.</p> <p>Allocation No: P32 HA2</p>
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<p>Candidate Site: 278 Site Address: Land opposite Maesydre</p> <p>Slightly sloping site surrounded by residential on three sides to the south-east of Llanfyllin. This site was in the Montgomeryshire Local Plan as an allocation when an outline permission for residential use was obtained (M2003 0890). This was followed by Reserved Matters (M2006 0791). However the allocation was not taken forward into the Powys UDP and as a result the site was excluded from the UDP development boundary. Therefore when an application was made in 2009 to vary the conditions of M2003 0890 (part to extend the time limit) it was refused. The reason the site was not in the UDP as an allocation was due to the housing requirement for Llanfyllin having been met through other allocations not due to any constraints.</p>		<p>The site has been taken forward as a housing allocation in the draft LDP as it represents a logical extension to the existing built form. It is considered the identified constraints can be adequately addressed at the detailed planning stages.</p> <p>Allocation No: P32 HA1</p>
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<p>Candidate Site: 309 Site Address: Field 7674, South of Maesydre</p> <p>This is a large site (3.78 ha) to the south of Llanfyllin being separated from the settlement by CS 277 currently an agricultural field. Due to highways constraints the access for CS277 would have to be developed in conjunction with this site. The two sites</p>		<p>The site has been taken forward as a housing allocation in the draft LDP. The site will need to be developed with the adjoining site to prevent having a residential area divorced from the main settlement. It is considered the identified</p>
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<p>will need to be developed together to prevent having a residential area divorced from the main settlement. Together with CS309 this site will form a new gateway into Llanfyllin this and its proximity to Y Dolydd mean that it is imperative that the development is of good design, therefore a development brief will be required.</p>		<p>constraints can be adequately addressed at the detailed planning stages.</p> <p>Allocation No: P32 HA2</p>
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<p>Candidate Site: 310 Site Address: Field 6173, South of Maesydre</p> <p>Smaller highly visible site to the south of Llanfyllin. This site is unsuitable for development and will be taken out of the candidate site assessment process and development boundary to protect it as an area of open space.</p>		<p>This site has not been taken forward as a housing allocation in the draft LDP as the site is unsuitable for development and needs protection as an area of open space.</p>
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<p>Candidate Site: 681 Site Address: Adjacent 38 Maes Y Dderwen</p> <p>Site is in a central location and is part of UDP allocation M157 HA1. Most of the land in this allocation has been developed leaving this small area which has planning approval for 14 dwellings (M2007 1043 expires 15.03.2016). Site lies within the current UDP development boundary and benefits from having few constraints. Discussions will need to take place over minerals and ecology.</p>		<p>Committed Site: P32 HC1</p>
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<p>Candidate Site: 926 Site Address: Llanfyllin High School</p> <p>Site includes all the land associated with Llanfyllin High School. The land to the east of the school is very much used by the community as open space with a play area and a football pitch. It would be seen as detrimental to the community to allocate these areas for housing unless alternative facilities can be provided. Whereas the land to the west of the school which looks more suitable is constrained by being over a disused landfill site, with some flood risk. Any development that tried to exclude this area could have problems with Highway issues and will require a contaminated land survey In addition to this are the mineral issues to be resolved.</p>		<p>The site has not been taken forward as a housing allocation in the draft LDP as part of the site is constrained, most significantly by flooding and landfill 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: 959 Site Address: Land W end edge of Llanfyllin High School fields</p> <p>Area of land to South West of Llanfyllin quite a way outside the current UDP boundary. Due to the location</p>		<p>The site has not been taken forward as a housing allocation in the draft LDP as it does not form a logical extension to the settlement and is constrained, most significantly by highway constraints. It is therefore considered that site</p>
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<p>and the highways constraints this site is deemed unsuitable for residential development.</p>		<p>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: 994 Site Address: Land belonging Llanfyllin High School</p> <p>Not suitable for allotments at this location particularly due to the contaminated land and highway issues.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as the site is constrained, most significantly by highway and contamination 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: 995 Site Address: Land N of Town Cemetery, Ketch Farm</p> <p>This site was debated as a boundary extension in the UDP Inquiry (consultations). Circular edge makes up proposed boundary restricting development to one or two dwellings making it unsuitable for an allocation. Equally the site is divorced from the rest of the settlement by the cemetery and there are no other dwellings on this side of the road making it unsuitable as a boundary extension.</p>		<p>The site has not been taken forward as a housing allocation in the draft LDP as it is divorced from the rest of the settlement. 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: 998 Site Address: Land adjacent to Coronation Terrace</p> <p>Site is a brownfield site outside of the current UDP development boundary although it was within the development boundary of the Deposit Montgomeryshire Local Plan. The site has benefitted from outline planning permission for residential development in the past (M2005 0213 cc 16.05.05) but this has expired. No FCA has been received therefore it is deemed that the site is unacceptable as an allocation for residential development in accordance with TAN 15. If a FCA was to be submitted and approved by Natural Resources Wales the site is within the development boundary so may be suitable for development.</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 could therefore be developed under a policy approach, subject to satisfactory planning approval. 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: 1049 Site Address: Land at Maes-y-Dderwen</p> <p>The site is east of Llanfyllin adjoining Candidate Site 681 which has planning permission for 14 dwellings. Access is severely restrained and the undulating nature and the fact it is surrounded by trees along the boundaries gives this site an open countryside feel to it. Environmental Health have concerns over noise pollution from the neighbouring factoring which sits below this site.</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 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>ASN66: The Old Station Yard, Llanfyllin</p>		<p>The site has not been taken forward as an employment allocation in the LDP. The employment site in Llanfyllin is currently allocated for Employment Use in the current UDP which runs out mid-2016. Therefore there is nothing preventing an application being submitted or pre-application advice being sought now.</p>
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