




## Settlement: LLANGYNOG


Site Summary	Site allocated in LDP
<b>Candidate Site: 561</b> Llangynog Glebe	✓
<b>Candidate Site: 654</b> Land adj. Hendre-fawr	✗
<b>Candidate Site: 658</b> Land opposite Hen-stent Caravan Park,	✗
<b>Candidate Site: 1147</b> Land adjacent to Dolhendre	✗
<b>Candidate Site: 1172</b> Quarry Fields	✗
<b>Candidate Site: 1173</b> Cae Dentir Uchaf	✗
<b>Candidate Site: 1227</b> Land in Llangynog	✗


Site		Summary
<p><b>Candidate Site: 561</b> <b>Site Address: Llangynog Glebe</b></p> <p>This is a split site with the road cutting across the middle, in the centre of the village of Llangynog. The North parcel of the site is allocated in the current UDP, planning permission has been sought (M2007 0760, P2010 0394) but withdrawn on each occasion due to highways and heritage constraints. The southern part of the site straddles the UDP development boundary the part within the boundary was proposed as an allocation for the UDP but rejected by the Inspector on Highways grounds. The northern part of this site is not suitable but there is the potential to restart the negotiations for development on the southern parcel of land. Access would have to come from B4391.</p>	<p>✓</p> <p>Part-allocated</p>	<p>Part of this site has been taken forward as a housing allocation in the draft LDP as the north parcel is deemed unsuitable however the southern section could be revisited. It is considered the identified constraints can be adequately addressed at the detailed planning stages.</p> <p>Allocation No: P34 HA1</p>
<p><b>Candidate Site: 654</b> <b>Site Address: Land adj. Hendre-fawr</b></p> <p>This site lies to the northwest of Llangynog in a very steep prominent location. Access to the site would be off an unsuitable single track lane. Developing this site would not be the most logical way to extend the settlement boundary.</p>	<p>✗</p>	<p>The site has not been taken forward as an allocation in the draft LDP as it is not seen as a logical extension to the settlement due to its steep and prominent location with access constraints.</p> <p>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><b>Candidate Site: 658</b>  <b>Site Address: Land opposite Hen-stent Caravan Park</b></p> <p>This site lies to the south and east of Llangynog this development would promote ribbon development away from the main settlement. Previous planning applications were granted for residential use before the Powys UDP, since then all applications have been refused based on the location being in open countryside. The site is opposite one caravan park and next to a cluster of dwellings on either side minimising any concerns there may be on the site encroaching on open countryside. Site not considered suitable for development based on highways concerns arising from the distance this site is situated away from the core of the settlement.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as it would promote ribbon development away from the main settlement and would be located in the open countryside.</p> <p>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><b>Candidate Site: 1147</b>  <b>Site Address: Land adjacent to Dolhendre</b></p> <p>Site has had planning in the past for two dwellings (M2001 0940) this application has since expired. All applications since then have been refused or withdrawn. The site was considered as a UDP allocation but emitted due to flood risk. Due to the high risk of flooding on this site it is not considered suitable for development, this is in line with the advice given in TAN 15.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as the site has a high risk of flooding. 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><b>Candidate Site: 1172</b>  <b>Site Address: Quarry Fields</b></p> <p>Due to the high risk of flooding on this site it is not considered suitable for development, this is in line with the advice given in TAN 15.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as the site has a high risk of flooding. 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><b>Candidate Site: 1173</b>  <b>Site Address: Cae Dentir Uchaf</b></p> <p>Split site to the North East of Llangynog, split by the Afon Eirth running through the Middle. This results in flood risk throughout the middle area leaving two distinct areas outside of the floodzone. However there are highways constraints to the western side and heritage issues and possibly ecological issues (scrub) to the eastern side, in addition to this the nature of the topography on the eastern side would make it very difficult to develop.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as it is constrained by highways, heritage and ecological issues together with topography issues.</p> <p>It is therefore considered that the site allocation identified elsewhere will meet the housing requirement of the settlement over the Plan period.</p>
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<p><b>Candidate Site: 1227</b> <b>Site Address: Land in Llangynog</b></p> <p>This is a flat site to the south of Llangynog adjacent to the River Eirth. The whole site is in Development Advice Map C2 and in Flood zone 3 (1 in 100 yr). Due to the high risk of flooding on this site it is not considered suitable for development, this is in line with the advice given in TAN 15.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as it falls within a flood risk area and is therefore deemed not suitable for development.</p> <p>It is therefore considered that the site allocation identified will meet the housing requirement of the settlement over the Plan period.</p>
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