




## Settlement: LLANWRTYD WELLS


Site Summary		Site allocated in LDP
<b>Candidate Site: 82</b>	<b>Land North of Dolycoed Road</b>	<b>X</b>
<b>Candidate Site: 768</b>	<b>Sunnybank Fields</b>	<b>X</b>
<b>Candidate Site: 770</b>	<b>Trekking Stables, Beulah Road</b>	<b>X</b>
<b>Candidate Site: 877</b>	<b>Ysgol Dolafon</b>	<b>X</b>
<b>Candidate Site: 932</b>	<b>Field at Dol-y-coed Road</b>	<b>X</b>
<b>Candidate Site: 1184</b>	<b>Land at Maes y Dre</b>	<b>X</b>
<b>Committed Site: P39 HC1</b>	<b>The Vicarage Field, Beulah Road</b>	<b>✓</b>
<b>Committed Site: P39 HC2</b>	<b>OS 2664 Caemawr, off Ffos Road</b>	<b>✓</b>
<b>Committed Site: P39 HC3</b>	<b>OS 1451 Meadow View, Station Road</b>	<b>✓</b>


Site		Summary
<p><b>Candidate Site: 82</b> <b>Site Address: Land North of Dolycoed Road</b></p> <p>No details of a suitable access to serve residential development on the site provided. The site is currently used for agricultural purposes and includes a barn. Mature Trees run along the east and western boundaries of the site forming a natural boundary. Another tree studded hedge runs through the northern half of the site. Northern part of the site beyond the hedge line rises northwards and its development is likely to have a more significant landscape impact than the southern part of the site. The southern boundary of the site borders residential development. A narrow access is shown beside Northampton House onto Dolycoed Road and would be unsuitable to serve residential development of the site. The site is within close proximity to the town centre and its retail core area as defined by the UDP. Proposer has indicated interest in developing a single dwelling at northern part of site. Such a proposal would not make the site worthy of allocation and could be considered through a policy approach.</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>


<p><b>Candidate Site: 768</b> <b>Site Address: Sunnybank Fields</b></p> <p>No details of a suitable access to serve residential development on the site provided. Current use agricultural land with mature hedgerows and trees along the site boundaries. The Site adjoins a fuel station to the south east, residential development to the south, and agricultural land to the north. The site is within</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>
--	---	---

close proximity to the town centre and its retail core area as defined by the UDP. Potential to include small part of site within development boundary. Unable to allocate without access solution.		
---	--	--


<p><b>Candidate Site: 770</b>  <b>Site Address: Trekking Stables, Beulah Road</b></p> <p>The site is currently open countryside, divorced from the settlement and would form a significant encroachment into the open countryside if developed - causing a detrimental landscape impact. The site adjoins the A483 trunk road to the North West and is surrounded by agricultural land on all other sides. A Trekking Stables is located to the North of the site. Details of a suitable access point to the site have not been provided. The scale of development would provide a significant extension which is not proportionate to the settlement. Unsustainable location.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as it is currently open countryside and divorced from 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>
--	---	--


<p><b>Candidate Site: 877</b>  <b>Site Address: Ysgol Dolafon</b></p> <p>Site within flood zone. Working school. Not suitable to 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 flooding issues. 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>
--	--	--


<p><b>Candidate Site: 932</b>  <b>Site Address: Field at Dol-y-coed Road</b></p> <p>The site is within the open countryside and is divorced from the settlement. The site would not form a logical extension to the settlement. Site is a redundant bowling green which is covered by mature trees and hedgerows.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as it is within the open countryside and divorced from 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>
---	---	---

<p><b>Candidate Site: 1184</b>  <b>Site Address: Land at Maes y Dre</b></p> <p>Part of the site's current use is as an industrial estate containing a single unit which is vacant. Part of the site adjacent the access road has been adopted as part of the neighbouring property's garden - site boundary amendment therefore required. The northern half of</p>		<p>The site has not been taken forward as an allocation in the draft LDP however, it does fall within the development boundary. It is therefore considered that site commitments and more appropriate site allocations identified elsewhere will</p>
--	---	--

<p>the site is allocated for employment use in the UDP (B23 EA1) however it remains as undeveloped green field land. The site is within the development boundary for the settlement and is within reasonable walking distance of the town centre. The site has a good access onto the A483 trunk road and an estate road into part of the site. The Site is surrounding by residential development and the A483 to the north and would provide a logical in-fill development. Sufficient housing land is committed within the settlement, no need for further housing allocations. Must also consider wider economic interests &amp; need to protect local employment sites/facilities. Conclusion, not suitable for allocation, but include within the development boundary.</p>		<p>meet the growth requirement of the settlement over the Plan period.</p>
---	--	--

<p><b>Committed Site: P39 HC1</b>  <b>Site Address: The Vicarage Field, Beulah Road</b></p> <p>Commitment. *Project level HRA screening required - River Wye SAC</p>		<p>Committed Site: P39 HC1</p>
--	---	--------------------------------

<p><b>Committed Site: P39 HC2</b>  <b>Site Address: OS 2664 Caemawr, off Ffos Road</b></p> <p>Commitment. *Project level HRA screening required - River Wye SAC.</p>		<p>Committed Site: P39 HC2</p>
--	--	--------------------------------

<p><b>Committed Site: P39 HC3</b>  <b>Site Address: OS 1451 Meadow View, Station Road</b></p> <p>Commitment. S106. *Project level HRA screening required - River Wye SAC.</p>		<p>Committed Site: P39 HC3</p>
---	---	--------------------------------