





## Settlement: LLANYMYNECH


Site Summary		Site allocated in LDP
<b>Candidate Site: 401</b>	<b>Land at Llanymynech</b>	<b>X</b>
<b>Candidate Site: 468</b>	<b>Land South of Ty Gwyn, Carreghofa</b>	<b>✓</b>
<b>Candidate Site: 544</b>	<b>Land adj Parc Llwyfen</b>	<b>✓</b>
<b>Candidate Site: 870</b>	<b>Land adjacent to Gwelfryn</b>	<b>X</b>
<b>Candidate Site: 956</b>	<b>Carreghofa</b>	<b>X</b>
<b>Candidate Site: 1083</b>	<b>Land at White Rock</b>	<b>X</b>
<b>Candidate Site: 1217</b>	<b>Land at Carreghofa Locks</b>	<b>X</b>
<b>Candidate Site: 1219</b>	<b>Land at Llanymynech</b>	<b>X</b>
<b>Committed Site: P40 HC1</b>	<b>UDP allocation M170 HA1 (Parc Llwyfen)</b>	<b>✓</b>


Site		Summary
<p><b>Candidate Site: 401</b> <b>Site Address: Land at Llanymynech</b></p> <p>Relatively flat area of pasture land, which lies on the opposite side of the Montgomery Canal to the B4398 and a cluster of existing residential properties included within a UDP development boundary. However, the site is accessed over a narrow listed canal bridge and a junction onto the B4398 that has an acute angle. In addition, the site lies some distance along the B4398 from the main body of the settlement, its services and facilities. The site is therefore not considered suitable for allocation.</p>	<b>X</b>	<p>The site has not been taken forward as an allocation in the draft LDP as the site is constrained, most significantly by highways issues. In addition the site is poorly located in terms of accessibility to services.</p> <p>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: 468</b> <b>Site Address: Land South of Ty Gwyn, Carreghofa</b></p> <p>Relatively flat area of pasture land, which lies on the opposite side of the Montgomery Canal to the B4398 and adjoins a cluster of existing residential properties included within a UDP development boundary. The site is considered a logical extension to residential development in the area. The site is accessible to local services and is considered suitable for land allocation provided any access improvements do not prejudice the restoration of the Montgomery Canal (see commentary for adjacent candidate site 956). Not all of the site is required for the LDP Plan period but a development scheme could be phased to provide for future development. Sensitive site (ecology/heritage) but constraints can be mitigated for at a more detailed stages.</p>	<b>✓</b>	<p>The site has been taken forward as a housing allocation in the draft LDP as the site is considered a logical extension to residential development in the area.</p> <p>It is considered the identified constraints can be adequately addressed at the detailed planning stages.</p> <p>Allocation No: P40 HA2</p>
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<p><b>Candidate Site: 544</b>  <b>Site Address: Land adj Parc Llwyfen</b></p> <p>Site consists of flat land previously used for agriculture. The site lies between existing residential development and a sports field but outside of the current UDP development boundary. It may be considered a logical extension of the existing built form in this location and the proposer has identified that the proposed access is through the existing Parc Llwyfen development. The site is accessible with existing services and is considered suitable for 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 and a suitable access has been identified.</p> <p>Allocation No: P40 HA1</p>
<p><b>Candidate Site: 870</b>  <b>Site Address: Land adjacent to Gwelfryn</b></p> <p>Site is an undulating area of pasture land that lies adjoining existing residential development and the current UDP settlement development boundary. It may be considered a logical extension of residential development in this area. However, there are significant constraints to the site's development, including Highways, Heritage, Ecological, Land Contamination and Minerals issues. The site is therefore not considered appropriate for allocation. Consideration has been given to inclusion of the site within the development boundary but it is considered that this site is too constrained and furthermore not required as housing commitments and more appropriate site allocations identified elsewhere will meet the housing requirement of the settlement over the Plan period.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as the site has considerable constraints namely highways, heritage, ecological, land contamination and minerals issues.</p> <p>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: 956</b>  <b>Site Address: Carreghofa</b></p> <p>Relatively flat area of land, which lies either side of the Montgomery Canal and is identified for highway works and a canal diversion in association with the restoration of the Canal. The proposer owns the site and lets it until it is required to enable canal restoration. The site currently forms an important element of the canal's restoration proposals. It is considered that a specific land allocation is not required but the diversion proposals will continue to be identified in the LDP (Llanymynech Inset Map) to ensure that the canal's future restoration is not jeopardised (relevant stakeholders will be further involved at the detailed project stages and canal restoration will be guided by LDP policy).</p>		<p>The site has not been taken forward as an allocation in the draft LDP as it is proposed for highway works and a canal diversion and it is considered that a specific land allocation is not required but the canal diversion proposals will remain on the LDP to ensure the canals future restoration is not jeopardised.</p>

<p><b>Candidate Site: 1083</b>  <b>Site Address: Land at White Rock</b></p> <p>Sloping area of pasture land, which lies adjacent the A483 Trunk Road &amp; the current UDP settlement development boundary and lies within the Llanymynech Conservation Area. The site may be considered a logical extension to residential development in the area, although it is located on the Wales/England border and is therefore a prominent gateway site. In addition, Highways stakeholders have expressed concern with the existing access on to the Trunk Road. The Community Council has identified that a Border Development project is being undertaken in this area. Whilst the Community Council have asked that consideration be given to a larger scale project (integrated land allocations, potential new road, additional car park, canal marina etc) centred on land north of the Montgomery Canal, it is considered premature for the LDP Deposit Stage although there may be an option to reconsider this at a later Plan Review Stage. At present the site commitments and site allocations identified elsewhere are considered the most suitable and feasible to meet the housing requirement of the settlement over the Plan period. Therefore this site, with its identified constraints/sensitivity, is not required for land allocation.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as it has constraints such as highway issues and also serves as a gateway site on the Wales / England border.</p> <p>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><b>Candidate Site: 1217</b>  <b>Site Address: Land at Carreghofa Locks</b></p> <p>Site is gently undulating pasture land that lies adjacent to the Montgomery Canal some distance along the B4398 from the main body of the settlement, its services and facilities. The Highway Authority has also objected to an increase of traffic using the junction on to the B4398. The site is therefore not considered suitable for allocation. Additionally, a Burial Ground proposal does not require LDP Allocation - acceptability can be determined through the planning application process judging the proposal against the policy/criteria found in the adopted development plan.</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 issues and it lies some distance away from the main body of the settlement. In addition burial grounds do not require an LDP Allocation and can be determined through the planning application process / policy approach.</p>
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<p><b>Candidate Site: 1219</b>  <b>Site Address: Land at Llanymynech</b></p> <p>Site is gently undulating and sloping pasture land that lies to the south of existing residential development outside but adjoining the current UDP settlement development boundary. The site may be an appropriate location for further development. However the Highway Authority has identified a significant constraint to the development of the site and other stakeholders have also identified issues with the site's development. Nonetheless, as the proposal is for a school &amp; recreational facilities, the suitability of this use would be determined through a policy approach, not requiring a land allocation in the LDP.</p>		<p>The site has not been taken forward as an allocation in the draft LDP the site is constrained most significantly by highway issues. As the proposal is for a school and recreation facilities it would be dealt with through a policy approach and therefore no allocation is required.</p>
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<p><b>Committed Site: P40 HC1</b> <b>Site Address: UDP allocation M170 HA1 (Parc Llwyfen)</b></p> <p>Commitment, site partially complete. *Project level HRA screening required - Montgomery Canal SAC (hydrological connections) and Tanat and Vyrnwy Bat sites SAC.</p>		<p>Committed Site: P40 HC1</p>
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