



## Settlement: MACHYNLLETH

Site Summary		Site allocated in LDP
<b>Candidate Site: 11</b>	<b>Mid Wales Storage Centre, Doll St</b>	✓
<b>Candidate Site: 307</b>	<b>Land to North of Cemetery</b>	✗
<b>Candidate Site: 549</b>	<b>site adjacent Tan y Bryn</b>	✓
<b>Candidate Site: 616</b>	<b>Land surrounding Hengwrt</b>	✗
<b>Candidate Site: 835</b>	<b>Land at Llynloed (South of Treowain)</b>	✗
<b>Candidate Site: 836</b>	<b>Land at Llynloedd</b>	✗
<b>Candidate Site: 837</b>	<b>Land south of Cae-Gybi Road</b>	✗
<b>Candidate Site: 927</b>	<b>Ysgol Bro Ddyfi</b>	✗
<b>Candidate Site: 1183</b>	<b>Former Cattle Market site</b>	✗
<b>New Site: P42 HA1</b>	<b>OS1546, Aberystwyth Road</b>	✓
<b>New Site: P42 HA4</b>	<b>Newtown Road</b>	✓
<b>New Site: P42 EA1</b>	<b>Treowain Enterprise Park</b>	✓

Site		Summary
<p><b>Candidate Site: 11</b> <b>Site Address: Mid Wales Storage Centre, Doll St</b></p> <p>Site is an existing employment site well within the existing UDP settlement development boundary and surrounded by a mix of uses including employment and residential uses. The site also currently benefits from 2 planning consents for residential development. Whilst stakeholders have identified issues with the redevelopment of the site for residential use, it is considered that these can be addressed when drawing up development proposals for the site and that the site may therefore be identified in the LDP as a housing allocation/committed site.</p>		<p>The site has been taken forward as a housing allocation in the draft LDP as it represents a logical infilling of the existing built form and is a site of suitable size.</p> <p>It is considered the identified constraints can be adequately addressed at the detailed planning stages.</p> <p>Allocation No: P42 HA3</p>

<p><b>Candidate Site: 307</b> <b>Site Address: Land to North of Cemetery</b></p> <p>Site is a steeply sloping area of woodland that adjoins existing residential development and the UDP development boundary. The site rises significantly from the highway and therefore provides an important backdrop to this part of the town. In addition, there are significant Highways and Built Heritage constraints to the allocation of the site for residential development. 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:</p> <p>The site is constrained, most significantly by Highways and Built Heritage issues; and</p> <p>It would detract from the existing built form and landscape setting of the settlement.</p> <p>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><b>Candidate Site: 549</b>  <b>Site Address: site adjacent Tan y Bryn</b></p> <p>Area of flat pasture land, bounded by post &amp; wire fencing and hedgerows. The site adjoins the current UDP settlement development boundary and housing allocation M172 HA4. The site, whilst in a prominent position at the entrance to the town, may be considered a logical extension to the existing UDP residential allocation. Potential issues and constraints have been identified by stakeholders. Nonetheless, subject to a satisfactory shared access with the adjoining UDP housing allocation M172 HA4 and an amendment to the site boundary to omit land in the floodplain, it is considered that the site may be considered for allocation.</p>		<p>The site has been taken forward as a housing allocation in the draft LDP as: It represents a logical extension of an existing residential allocation and is a site of suitable size. It is considered the identified constraints can be adequately addressed at the detailed planning stages.</p> <p>Allocation No: P42 HA2</p>
--	---	--

<p><b>Candidate Site: 616</b>  <b>Site Address: Land surrounding Hengwrt</b></p> <p>Site is an existing residential property (former Rectory) and curtilage which includes broadleaved woodland, mature hedgerows and other vegetation that makes a significant contribution to the setting of this area of the settlement. The site lies partially within the existing UDP development boundary and also adjoins the existing UDP housing allocation M172 HA3 to the west. There are however, significant constraints identified by stakeholders to the development of this site, including highways access, ecology and sewerage disposal. Whilst it is recognised that the highway access constraint to the site may be addressed if access was achievable through land in third party ownership (i.e. existing UDP housing allocation M172 HA3), it is considered that this site is not appropriate 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 Highways, Ecological and Sewerage issues; and It would detract from the existing built form and landscape setting of the settlement. 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><b>Candidate Site: 835</b>  <b>Site Address: Land at Llynlloed, (South of Treowain)</b></p> <p>Flat pasture land with marsh area at south-east. The site lies adjoining existing employment development and the UDP development boundary &amp; employment allocation M172 EA1. The site may be considered a logical extension to the existing employment estate. However, the proposal is for a mix of residential &amp; employment uses and in this regard Highways have advised that there should not be a mix of residential and employment traffic at this location. In this regard, it is unclear whether the allocation of this site (possibly in combination with the adjoining employment allocation if appropriate) would provide opportunities to overcome highways concerns (e.g separate access to residential and employment areas of the site). Heritage stakeholders have objected to the development of the site as it lies within the Registered Historic Park and Garden (RHPG) of Y Plas and consider its development would severely and adversely affect the RHPG and the setting of Y Plas and Llynlloed (Grade II*). In addition, there are other constraints identified by stakeholders to the development of the site including ecological issues. 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 Highways and Built Heritage 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><b>Candidate Site: 836</b>  <b>Site Address: Land at Llynlloedd,</b></p> <p>Site comprises Grade II &amp; II* Listed Buildings and adjoining agricultural land within a Historic Park and Garden. The site lies some distance from the settlement, its services and facilities and is considered open countryside. There is an adjoining Candidate Site proposal (CS835) that lies between this site and the settlement's existing UDP development boundary. Nonetheless, the site is not considered a logical extension to the settlement and stakeholders have identified significant constraints to its development including highways access and impact upon heritage assets. It is therefore not considered suitable for allocation and its acceptability for development would therefore 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 Highways and Built Heritage issues; It may be considered an incursion into the open countryside; and Is poorly located in terms of accessibility to services.  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><b>Candidate Site: 837</b>  <b>Site Address: Land south of Cae-Gybi Road</b></p> <p>Area of steeply sloping agricultural land that rises significantly from the trunk road. The site lies on the opposite side of the trunk road to the existing UDP development boundary and housing allocation M172 HA4, at the entrance to the town. The site is therefore in a prominent position at the entrance to the town and its topography means that development on the site would require significant engineering operations and would be unduly visible in the wider landscape. 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 topographical issues; and  It would detract from the landscape setting of the settlement.  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><b>Candidate Site: 927</b>  <b>Site Address: Ysgol Bro Ddyfi</b></p> <p>Existing Secondary School and playing field site. The site lies between the existing built form of the settlement and a UDP housing allocation within the existing settlement boundary. It is a relatively unconstrained and flat site that adjoins existing residential development. However, it is unclear whether this site is now available, in part or whole, for residential development as it forms part of a Local Education Authority review of education provision in the catchment area. As site is currently still being used as a Primary School it is not considered appropriate to allocate for re-use. However, the site's location within the development boundary may enable future redevelopment, in whole or part, if necessary.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as it currently has an important community use. However, it falls within the development boundary and appropriate uses/re-development will be determined by a Policy approach and through the planning application process. It is therefore considered that more appropriate site allocations identified elsewhere will meet the growth requirement of the settlement over the Plan period.</p>
<p><b>Candidate Site: 1183</b>  <b>Site Address: Former Cattle Market site</b></p> <p>Site comprises a former Cattle Market (north-eastern part of site) and Builders Merchants (south-western part of site) located within the existing built form of the settlement and therefore within the UDP settlement development boundary. The Builders Merchants area of the site also lies within the UDP's retail core area for the town and partially within Machynlleth Conservation Area. The site is bounded by both commercial and residential premises. The site is proposed for retail and residential uses, however stakeholders have identified issues with the redevelopment of the site. Significantly, the Powys Retail Study does not identify a need for retail allocations within the settlement. Site is therefore not allocated but remains within the development boundary and partially within the retail centre boundary.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as there is no evidence to support its allocation for retail use. Nonetheless, the site lies within the development boundary and appropriate uses/re-development can therefore be determined by a Policy approach and through the planning application process.</p>

<p><b>New Site: P42 HA1</b>  <b>Site Address: OS1546, Aberystwyth Road</b></p> <p>Site awaiting signing of s106 (P/2013/0144). Off-site sewers would be required to connect to the public sewerage network and can be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991. *Project level HRA screening required - Dyfi Estuary SAC, Llyn Peninsula and Sarnau SAC and the Cors Fochno SAC.</p>		<p>The site has been taken forward as a housing allocation in the draft LDP as: It was previously allocated in the UDP and benefits from a resolution of the Council to permitted residential development subject to a section 106 agreement.</p> <p>Allocation No : P42 HA1</p>
<p><b>New Site: P42 HA4</b>  <b>Site Address: Newtown Road</b></p> <p>This site has been identified to meet a specific need identified through the Gypsy and Traveller Accommodation Needs Assessment, providing a replacement for a neighbouring unauthorised Gypsy and Traveller site that lies on common land within the floodplain. The site is an area of sloping pasture land, bounded by post &amp; wire fencing, some mature trees and other vegetation. The site does not adjoin the current UDP settlement development boundary but lies on the opposite side of the Dyfi floodplain to the settlement boundary and adjoins existing residential development. It does lie in a prominent position at the entrance to the town, but it is considered that any adverse impact can be acceptably managed through careful landscaping. Other potential issues and constraints have been identified by stakeholders but it is considered that these may be adequately addressed at the detailed planning stage. In this regard, the site's allocation provides an opportunity for issues associated with an existing minor road's inadequate highway junction (to the west of the site) to be addressed. The site may appropriately be considered for allocation.</p>		<p>The site has been taken forward as a housing allocation in the draft LDP as it meets a specific need for development that has arisen in this area and it is considered the identified constraints can be adequately addressed at the detailed planning stages.</p> <p>Allocation No : P42 HA4</p>
<p><b>New Site: P42 EA1</b>  <b>Site Address: Land at Treowain</b></p> <p>*Project level HRA screening required - Dyfi Estuary SAC, Llyn Peninsula and Sarnau SAC and the Cors Fochno SAC.</p>		<p>The site has been taken forward as an employment allocation in the draft LDP as it forms part of a site that was previously allocated in the UDP for employment development and now represents a logical extension of existing employment development.</p> <p>Allocation No : P42 EA1</p>