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	LDP Development Boundary		Tree Preservation Order		Listed Building		TAN 15 DAM Zone C1
	Candidate Site		Tree Preservation Order		Historic Park and Garden Park Boundary		TAN 15 DAM Zone C2
	Allocation		Site of Special Scientific Interest		Historic Park and Garden Kitchen Garden		Common Land
	Committed Site		European Protected Site		Historic Park and Garden Essential Setting		Village Green
	Brecon Beacons National Park		Local Nature Reserve		Scheduled Ancient Monument		Montgomery Canal
	Public Right of Way		National Nature Reserve		Conservation Area		LNG Pipeline
	Trunk Road		Regionally Important Geodiversity Sites		Historic Landfill		Mineral Permitted Working Area
							Mineral Permitted Working Area Buffer


Settlement: LLANFAIR CAEREINION


Site Summary	Site allocated in LDP
Candidate Site: 31 Land at Tanyfron	✓
Candidate Site: 98 Land at Pear Tree Lane	✗
Candidate Site: 119 Land off Watergate Street	✗
Candidate Site: 136 Land adjacent to Eithinog Lane	✗
Candidate Site: 380 Land part of Rhiwhiriaeth Isaf	✗
Candidate Site: 382 Land part of Rhiwhiriaeth Isaf	✗
Candidate Site: 383 Land part of Rhiwhiriaeth Isaf	✗
Candidate Site: 456 Land adjacent to Llys Awel	✗
Candidate Site: 545 Land at Pear Tree Lane	✗
New Site: P30 HA2 UDP Allocation M154 HA3	✓


Site		Summary
<p>Candidate Site: 31 Site Address: Land at Tanyfron</p> <p>The proposal submitted is for a site that has three components on land situated to the south east of Llanfair Caereinion. However the proposer has the co-operation of other land owners to work together to solve access issues. Part of the site proposed is in the current UDP as allocation M154 HA1 which has remained undeveloped due to the access constraints. It is noted that the allocation for this site includes CS 550 which was submitted to protect the land from development and that local councillors have concerns regarding highway safety. Mitigation and discussions may need to take place for the archaeological interest. It is proposed that only the area that is the existing UDP allocation and the garage are developed the land in between should be to create an access only due to the number of dwellings required and the topography, the land to the north of the lane is to be excluded all together. To try and alleviate concerns a development brief will need to be produced.</p>	 Part allocated	<p>The site has been taken forward (in part) as a housing allocation in the LDP. It is considered that the identified constraints can be adequately addressed at the detailed planning stages.</p> <p>Allocation No: P30 HA1</p>


<p>Candidate Site: 98 Site Address: Land at Pear Tree Lane</p> <p>This proposal is sited to the east of Llanfair Caereinion with residential to one side and a broadleaved woodland which is subject to a tree preservation order (TPO) to the southwest. The site is accessed down a narrow lane off the B4385/U6026 a junction with poor visibility. The proposer has indicated that the junction</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 highway issues. It is considered that the housing requirement of the settlement over the Plan period can be met by more appropriate site allocations identified elsewhere.</p>
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could be upgraded as part of this development, however this wouldn't be enough to alleviate Highway's concerns.		
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<p>Candidate Site: 119 Site Address: Land off Watergate Street</p> <p>This is a very large site (5.91) ha central to Llanfair Caereinion. Site has a significant gradient and the Northern part of the site sits higher and perhaps viewable from other areas of the town. Would be a logical extension/ infill but site is too restricted by Highways constraints.</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 highway issues. It is considered that the housing requirement of the settlement over the Plan period can be met by more appropriate site allocations identified elsewhere.</p>
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<p>Candidate Site: 136 Site Address: Land adjacent to Eithinog Lane</p> <p>The site is located further outside the existing UDP development boundary than some of the other proposals encroaching on open countryside and having no provision of footpaths along the C2197 to allow pedestrian access into town. In addition to this Highways have deemed the C2013 a narrow country road unsuitable for additional traffic.</p>		<p>The site has not been taken forward as a housing allocation in the draft LDP as it may be considered an incursion into the open countryside. It is considered that the housing requirement of the settlement over the Plan period can be met by more appropriate site allocations identified elsewhere.</p>
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<p>Candidate Site: 380 Site Address: Land part of Rhiwhiriaeth Isaf</p> <p>The site is separated by woods and divorced from the existing development boundary of Llanfair Caereinion . It is outside of the speed limit and occupies a position near to bends, because of the location adjacent to a County Class iii road it would be difficult to provide access in a safe position. There are no footpaths at this point of the road and safe pedestrian access to the town would be difficult. This site would be in a prominent position in open countryside.</p>		<p>The site has not been taken forward as a housing allocation in the draft LDP as the site would be in a prominent position in the open countryside. It is considered that the housing requirement of the settlement over the Plan period can be met by more appropriate site allocations identified elsewhere.</p>
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<p>Candidate Site: 382 Site Address: Land part of Rhiwhiriaeth Isaf</p> <p>The site is separated by woods and divorced from the existing development boundary of Llanfair Caereinion. It is outside of the speed limit and occupies a position near to bends, because of the location adjacent to a County Class iii road it would be difficult to provide access in a safe position. There are no footpaths at this point of the road and safe pedestrian access to the town would be difficult. This site would be in a prominent position in open countryside.</p>		<p>The site has not been taken forward as a housing allocation in the draft LDP as the site would be in a prominent position in the open countryside. It is considered that the housing requirement of the settlement over the Plan period can be met by more appropriate site allocations identified elsewhere.</p>
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<p>Candidate Site: 383 Site Address: Land part of Rhiwhiriaeth Isaf</p> <p>The site is located outside the current UDP development boundary, adjacent to a watercourse and woodland. There is no provision of footpaths along the B4389, therefore this does not necessarily present an opportunity for sustainable development. Additionally, the development of this site would result in a significant loss of biodiversity due to the site being composed of semi-ancient natural woodland. Furthermore, the site is also covered by 43% FZ2 and 11% C2 flood risk so developable area of the site would be almost halved.</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 flooding and biodiversity issues. It is considered that the housing requirement of the settlement over the Plan period can be met by more appropriate site allocations identified elsewhere.</p>
<p>Candidate Site: 456 Site Address: Land adjacent to Llys Awel</p> <p>This site lies adjacent to the current UDP development boundary but also lies directly adjacent and north of the A458 a very busy trunk road. The site was discussed as a potential allocation at the UDP Inquiry where it was rejected due to access issues. The access issues have not changed and are still pertinent today.</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 considered that the housing requirement of the settlement over the Plan period can be met by more appropriate site allocations identified elsewhere.</p>
<p>Candidate Site: 545 Site Address: Land at Pear Tree Lane</p> <p>Although a corner of this site adjoins development boundary it is felt that development of this site would be encroaching on the open countryside due to there being no adjacent housing. In addition to this the raised positioning of the site may cause the site to be highly visible from the rest of settlement. In addition to this are the highway issues.</p>		<p>The site has not been taken forward as a housing allocation in the draft LDP as it may be considered an incursion into the open countryside. It is therefore considered that the housing requirement of the settlement over the Plan period can be met by more appropriate site allocations identified elsewhere.</p>
<p>Site: P30 HA2 Site Address: UDP Allocation M154 HA3</p> <p>Highway improvements along Watergate Street, awaiting the signing of a S106 agreement for P/2009/0484. *Project level HRA screening required - Tanat and Vwrnwy Bat sites SAC.</p>		<p>The site has been taken forward as a housing allocation in the LDP.</p> <p>Allocation No: P30 HA2</p>