



			Tree Preservation Order	
	LDP Development Boundary		Tree Preservation Order	
	Candidate Site		Site of Special Scientific Interest	
	Allocation		European Protected Site	
	Committed Site			

Offas Dyke Business Park

Site Summary	Site allocated in LDP
Candidate Site: 103 Land at Offas Dyke Business Park	✓
Candidate Site: 538 Land Adjacent to School House	✗

Site		Summary
<p>Candidate Site: 103 Site Address: Land at Offas Dyke Business Park</p> <p>Welsh Government owned business park. Level site all laid out ready for development. Highways infrastructure in place. Hedging/landscaped boundaries. Site is already an allocation in the UDP note adjacent field to east has been proposed as a candidate site (795). As a committed employment site this land will continue to be identified as available employment land in the LDP.</p>		Commitment Site: P60 EC1

<p>Candidate Site: 538 Site Address: Land Adjacent to School House</p> <p>Agricultural land next door to existing Offas Dyke Business Park. Traditional detached cottage and rear garden/curtilage in the north west corner. Watercourse long northern boundary, tree screen to overgrown track adjacent to business park next door. Offas Dyke monument lies within the field adjacent to the roadside boundary but has been excluded from the proposed site. Significant constraints identified re: flood risk/access. Site is not within established settlement and has a rural aspect. It is considered that an allocation would contradict the strategic settlement hierarchy of the LDP. Furthermore there is potential for development to adversely impact on the landscape and historic environment. The site is not regarded as suitable for land allocation.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as significant constraints have been identified regarding flooding and access.</p> <p>It is therefore considered that the site commitment identified will meet the employment requirement over the Plan period.</p>
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