





Settlement: LLANDINAM


Site Summary		Site allocated in LDP
Candidate Site: 20	Land adjoining Tygwyn	✗
Candidate Site: 99	Land adj Chapel Fields	✗
Candidate Site: 101	Land opposite Old Barn Close	✓
Candidate Site: 305	Land at Tyncoed	✗
Candidate Site: 897	Llandinam CP School	✗
Candidate Site: 1194	Ty'n y Coed, near Old School House	✗
ASN 47	M149HA1 & HA2 Land at Saw Mills	✗

Site		Summary
<p>Candidate Site: 20 Site Address: Land adjoining Tygwyn</p> <p>Small Housing Site (less than 0.25 ha) - not requiring 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 located in the open countryside.</p> <p>Can be dealt with by Policy approach.</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>Candidate Site: 99 Site Address: Land adj Chapel Fields</p> <p>The site is a small agricultural grazing field. The boundary has a number of old mature oak trees and mature hedgerows. There are overhead lines and posts within the site which would also further restrict access into the site. The site is adjoined by agricultural land to the east, south and west and residential development to the north. The access roads are very narrow single track with severely limited visibility. Due to the severe access constraints, consider only allowing one of two dwellings on this site, not suitable for allocation or large-scale development. Consider access options through adjoining site 1194.</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 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>
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<p>Candidate Site: 101 Site Address: Land opposite Old Barn Close</p> <p>A third of the site is currently being developed for a single residential unit (P/2012/0094). It appears that the remainder would not be able to accommodate many units. Question whether the site is worthy of allocation? Small site - policy approach. The site is adjoined by residential development to the east and south and agricultural land to the north and west. Some of the boundaries have mature hedges. The site occupies the flattest part of the field and ends where the gradient begins to rise. The site would form a logical extension to the settlement, but not further. Access to the site is single track with restricted visibility. Given that the site has already started, may be worthy of allocation. Amend boundary to reflect landscape gradient and reduce visual impact.</p>	<p style="text-align: center;"></p> <p>Part Allocated</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.</p> <p>It is considered the identified constraints can be adequately addressed at the detailed planning stages.</p> <p>Allocation No:P27 HA1</p>
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<p>Candidate Site: 305 Site Address: Land at Tyncoed</p> <p>Part of the site (the proposed access route) is currently within the development boundary for Llandinam. Part of site cut out of rising slope is currently used as a yard and storage for an operational agricultural contracting business. The remainder of the site is field with hedges. This site would form a logical extension to the settlement, however, it is questionable as to the number of units it could accommodate given the gradient of the site. Question due to its size and constraints whether worthy of allocation. May be more appropriate not to allocate, but to include within the development boundary and address any future applications through a policy approach.</p>	<p style="text-align: center;"></p>	<p>Part of the site is included within the development boundary for Llandinam however the site has not been taken forward as an allocation in the draft LDP.</p> <p>The site is constrained and therefore it is 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>Candidate Site: 897 Site Address: Llandinam CP School</p> <p>The site is currently an operative primary school. Powys CC Cabinet on 1st October 2013 resolved to keep Llandinam school open and continue review pupil numbers. Therefore question deliverability of site during the plan period. The majority of the school building is of significant age and design quality which contributes to the character of the Llandinam Conservation area. Retention & conversion to residential of the older part of the school building should be considered. Access into the site is severely restricted as the site is serve by a single track road with no opportunity for widening. The school field is flat</p>	<p style="text-align: center;"></p>	<p>The site has not been taken forward as an allocation in the draft LDP as it is currently an operational primary school. The site however does fall within the development boundary for Llandinam.</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>pasture bordered by mature hedges but could be suitable for development. Question the number of units this site could accommodate given the heritage & access constraints. The site is currently within the development boundary for Llandinam and adjoins two UDP housing allocations. If these sites are carried forward into the LDP this could provide new accessibility potential. However, the allocations have not been identified as candidate sites.</p>		
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<p>Candidate Site: 1194 Site Address: Ty'n y Coed, near Old School House</p> <p>The site is currently agricultural grazing and well camouflaged by border vegetation including mature trees and hedges. There is also a stream on the western boundary of the site. The site is central to the village but not easily accessed. Unless this constraint can be resolved it is unlikely to be developable. The site adjoins cs 99 which also has access constraints.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as the site is constrained and not easily accessed.</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>ASN 47 M149HA1 & HA2 Land at Saw Mills</p>		<p>This alternative site is currently allocated in the UDP ((M149HA1 and M149HA2) and Planning Application M/2006/0215 for 50 dwellings on this land is currently awaiting signing of s. 106. Subject to the signing of the 106 this land could be developed. In addition, the Highway Authority has advised that significant highway improvements are required to enable its development. In view of the length of time that has elapsed to bring forward this site, and that no additional evidence has been provided to overcome the highway constraint, it is not considered necessary to propose this alternative site for inclusion in the LDP.</p>
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