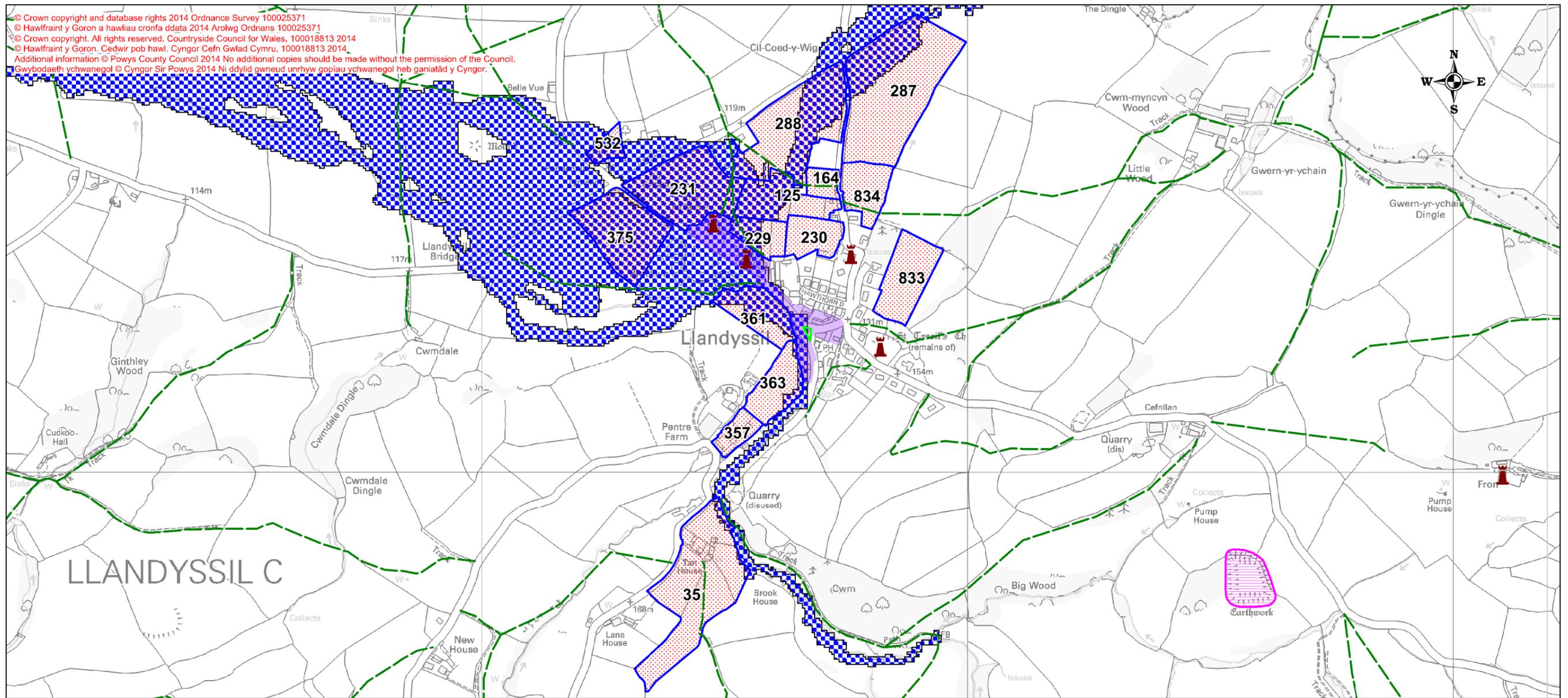


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| | LDP Development Boundary | | Tree Preservation Order | | Listed Building | | TAN 15 DAM Zone C1 |
| | Candidate Site | | Tree Preservation Order | | Historic Park and Garden Park Boundary | | TAN 15 DAM Zone C2 |
| | Allocation | | Site of Special 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: LLANDYSSIL

| Site Summary | | Site allocated in LDP |
|----------------------------|--|-----------------------|
| Candidate Site: 35 | Land at Tan House, South of Llandyssil | X |
| Candidate Site: 125 | Land Adjoining Buckley's Acre | X |
| Candidate Site: 164 | Land adj Buckleys Acre | X |
| Candidate Site: 229 | Land to North of St Tyssil's Church | X |
| Candidate Site: 230 | Land to north of Phipps Tenement | X |
| Candidate Site: 231 | Land to the north of the Old Rectory | X |
| Candidate Site: 287 | Plot NE of Llandyssil Methodist Chapel | X |
| Candidate Site: 288 | Land opposite Llandyssil Methodist Chapel | X |
| Candidate Site: 357 | Land at Pentre Farm | X |
| Candidate Site: 361 | Land North of Pentre Farm | X |
| Candidate Site: 363 | Land North of Pentre Farm | X |
| Candidate Site: 375 | Land Adjacent to Brooklyn | X |
| Candidate Site: 532 | Site 1 - Land at Coedyweeg | X |
| Candidate Site: 833 | Frongoch | X |
| Candidate Site: 834 | Plas Robyn | X |

| Site | | Summary |
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| <p>Candidate Site: 35 Site Address: Land at Tan House, South of Llandyssil</p> <p>Site is located some distance from the centre of the settlement along a single-track highway with localised passing places (see Highway Objection). The site does not form a logical extension to the settlement and further development in this location is considered to be undesirable encroachment into the open countryside.</p> |  | <p>The site has not been taken forward as an allocation in the draft LDP as:</p> <p>The development of this site and the settlement of Llandyssil in general is constrained, most significantly by constraints such as Highways Access, Built Heritage and Flooding;</p> <p>This site may be considered an incursion into the open countryside; and</p> <p>It is poorly located in terms of accessibility to services</p> <p>It is therefore considered that the settlement is downgraded in the proposed LDP settlement hierarchy, to a "Small Village" where a policy approach will be used to determine development proposals over the Plan period.</p> |
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| <p>Candidate Site: 125 Site Address: Land Adjoining Buckley's Acre</p> <p>Site separated from existing built form of settlement by other Candidate Site proposals. Stakeholders identify significant constraints to the development of the site. In this regard, whilst part of the site is not constrained by flooding and could be allocated for residential development, the Highways stakeholder has identified that development within the settlement is constrained by the inadequate highways infrastructure serving the settlement.</p> |  | <p>The site has not been taken forward as an allocation in the draft LDP as: The development of this site and the settlement of Llandyssil in general, is constrained, most significantly by constraints such as Highways Access, Built Heritage and Flooding. It is therefore considered that the settlement is downgraded in the proposed LDP settlement hierarchy, to a "Small Village" where a policy approach will be used to determine development proposals over the Plan period.</p> |
| <p>Candidate Site: 164 Site Address: Land adj Buckleys Acre</p> <p>Site separated from existing built form of settlement by other Candidate Site proposals. In addition, Stakeholders identify significant constraints to the development of the site. In this regard, the Highways stakeholder has identified that development within the settlement is constrained by the inadequate highways infrastructure serving the settlement.</p> |  | <p>The site has not been taken forward as an allocation in the draft LDP as: The development of this site and the settlement of Llandyssil in general is constrained, most significantly by constraints such as Highways Access, Built Heritage and Flooding; This site may be considered an incursion into the open countryside; and It is poorly located in terms of accessibility to services It is therefore considered that the settlement is downgraded in the proposed LDP settlement hierarchy, to a "Small Village" where a policy approach will be used to determine development proposals over the Plan period.</p> |
| <p>Candidate Site: 229 Site Address: Land to North of St Tyssil's Church</p> <p>Flat pasture land to rear of existing development in centre of settlement could be considered a logical extension to settlement. However, site was put forward for development during the preparation of the Unitary Development Plan and was not allocated due to concerns over highways access, flood constraints and the Inspector's view that the development of the site for housing would have an adverse impact upon the setting of the Church and the Conservation Area. Stakeholder responses indicate that this reasoning is still applicable in the preparation of the LDP. In addition, the Highways stakeholder has identified that development within the settlement is constrained by the inadequate highways infrastructure serving the settlement.</p> |  | <p>The site has not been taken forward as an allocation in the draft LDP as: The development of this site and the settlement of Llandyssil in general, is constrained, most significantly by constraints such as Highways Access, Built Heritage and Flooding. It is therefore considered that the settlement is downgraded in the proposed LDP settlement hierarchy, to a "Small Village" where a policy approach will be used to determine development proposals over the Plan period.</p> |

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| <p>Candidate Site: 230 Site Address: Land to north of Phipps Tenement</p> <p>Flat pasture land in the centre of settlement that could be considered a logical extension to settlement. However, stakeholders identify significant constraints to the development of the site. In this regard, the Highways stakeholder has identified that development within the settlement is constrained by the inadequate highways infrastructure serving the settlement.</p> |  | <p>The site has not been taken forward as an allocation in the draft LDP as: The development of this site and the settlement of Llandyssil in general, is constrained, most significantly by constraints such as Highways Access, Built Heritage and Flooding. It is therefore considered that the settlement is downgraded in the proposed LDP settlement hierarchy, to a "Small Village" where a policy approach will be used to determine development proposals over the Plan period.</p> |
| <p>Candidate Site: 231 Site Address: Land to the north of the Old Rectory</p> <p>Relatively flat pasture land that is located between the main body of the settlement of Llandyssil and a cluster of dwellings to the North West. Could therefore be considered a logical extension to the settlement, however development constrained by flooding. In addition, the Highways stakeholder has identified that development within the settlement is constrained by the inadequate highways infrastructure serving the settlement.</p> |  | <p>The site has not been taken forward as an allocation in the draft LDP as: The development of this site and the settlement of Llandyssil in general, is constrained, most significantly by constraints such as Highways Access, Built Heritage and Flooding. It is therefore considered that the settlement is downgraded in the proposed LDP settlement hierarchy, to a "Small Village" where a policy approach will be used to determine development proposals over the Plan period.</p> |
| <p>Candidate Site: 287 Site Address: Plot NE of Llandyssil Methodist Chapel</p> <p>Flat pasture land physically separated from the rest of the settlement (open countryside) and partially within floodplain. Although it is noted that the land between site and settlement have been put forward as Candidate Sites. Community Council object to site on that basis. Highways & minerals also red. Development of this site is considered to be undesirable encroachment into the open countryside. In addition, the Highways stakeholder has identified that development within the settlement is constrained by the inadequate highways infrastructure serving the settlement.</p> |  | <p>The site has not been taken forward as an allocation in the draft LDP as: The development of this site and the settlement of Llandyssil in general is constrained, most significantly by constraints such as Highways Access, Built Heritage and Flooding; This site may be considered an incursion into the open countryside; and It is poorly located in terms of accessibility to services It is therefore considered that the settlement is downgraded in the proposed LDP settlement hierarchy, to a "Small Village" where a policy approach will be used to determine development proposals over the Plan period.</p> |

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| <p>Candidate Site: 288 Site Address: Land opposite Llandyssil Methodist Chapel</p> <p>Flat pasture land physically separated from the rest of the settlement (open countryside) and partially within floodplain. Although it is noted that the land between site and settlement have been put forward as Candidate Sites. Community Council object to site on that basis. Highways & minerals also red. Development of this site is considered to be undesirable encroachment into the open countryside. In addition, the Highways stakeholder has identified that development within the settlement is constrained by the inadequate highways infrastructure serving the settlement.</p> |  | <p>The site has not been taken forward as an allocation in the draft LDP as: The development of this site and the settlement of Llandyssil in general is constrained, most significantly by constraints such as Highways Access, Built Heritage and Flooding; This site may be considered an incursion into the open countryside; and It is poorly located in terms of accessibility to services It is therefore considered that the settlement is downgraded in the proposed LDP settlement hierarchy, to a "Small Village" where a policy approach will be used to determine development proposals over the Plan period.</p> |
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| <p>Candidate Site: 357 Site Address: Land at Pentre Farm</p> <p>Pasture and Farmstead including agricultural buildings & house bounded by existing residential development and adjoining & within existing UDP development boundary. Nonetheless, feels remote from settlement centre and on raised land. In addition, the Highways stakeholder has identified that development within the settlement is constrained by the inadequate highways infrastructure serving the settlement.</p> |  | <p>The site has not been taken forward as an allocation in the draft LDP as: The development of this site and the settlement of Llandyssil in general is constrained, most significantly by constraints such as Highways Access, Built Heritage and Flooding; This site may be considered an incursion into the open countryside; and It is poorly located in terms of accessibility to services It is therefore considered that the settlement is downgraded in the proposed LDP settlement hierarchy, to a "Small Village" where a policy approach will be used to determine development proposals over the Plan period.</p> |
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| <p>Candidate Site: 361 Site Address: Land North of Pentre Farm</p> <p>Site comprises both flat pasture within floodplain and land sloping steeply up from village, part of which is woodland/scrub. Site could be considered a logical extension of built form and topography encloses site within settlement. However, the existing watercourse would require culverting to enable access and its associated floodplain constrains the development of the flat land whilst topography constrains development of rest of site. The site also bounds and contributes to the character of the settlement's conservation area. The site is therefore not considered suitable for allocation. In addition, the Highways stakeholder has identified that development within the settlement is constrained by the inadequate highways infrastructure serving the settlement.</p> |  | <p>The site has not been taken forward as an allocation in the draft LDP as: The development of this site and the settlement of Llandyssil in general, is constrained, most significantly by constraints such as Highways Access, Built Heritage and Flooding. It is therefore considered that the settlement is downgraded in the proposed LDP settlement hierarchy, to a "Small Village" where a policy approach will be used to determine development proposals over the Plan period.</p> |
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| <p>Candidate Site: 363 Site Address: Land North of Pentre Farm</p> <p>Site comprises of steeply sloping pasture partially within floodplain. Site could be considered a logical extension of built form and topography encloses site within settlement. However, the existing watercourse would require culverting to enable access and site is affected by its associated floodplain, whilst topography also constrains development of site. The site also bounds and contributes to the character of the settlement's conservation area. The site is therefore not considered suitable for allocation. In addition, the Highways stakeholder has identified that development within the settlement is constrained by the inadequate highways infrastructure serving the settlement.</p> |  | <p>The site has not been taken forward as an allocation in the draft LDP as: The development of this site and the settlement of Llandyssil in general, is constrained, most significantly by constraints such as Highways Access, Built Heritage and Flooding. It is therefore considered that the settlement is downgraded in the proposed LDP settlement hierarchy, to a "Small Village" where a policy approach will be used to determine development proposals over the Plan period.</p> |
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| <p>Candidate Site: 375 Site Address: Land Adjacent to Brooklyn</p> <p>Relatively flat pasture land that is located adjoining and to the North West of the settlement. May therefore be considered a logical extension to the settlement, however development constrained by flooding. In addition, the Highways stakeholder has identified that development within the settlement is constrained by the inadequate highways infrastructure serving the settlement.</p> |  | <p>The site has not been taken forward as an allocation in the draft LDP as: The development of this site and the settlement of Llandyssil in general, is constrained, most significantly by constraints such as Highways Access, Built Heritage and Flooding. It is therefore considered that the settlement is downgraded in the proposed LDP settlement hierarchy, to a "Small Village" where a policy approach will be used to determine development proposals over the Plan period.</p> |
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| <p>Candidate Site: 532 Site Address: Site 1 - Land at Coedyweeg</p> <p>Relatively flat pasture land that is located adjoining, and may be considered a logical extension to, a small development cluster to the North West of the settlement. However, site is divorced from the main settlement cluster and its development is constrained by highways access and flooding constraints. Site is not therefore considered suitable for allocation. In addition, the Highways stakeholder has identified that development within the settlement is constrained by the inadequate highways infrastructure serving the settlement.</p> |  | <p>The site has not been taken forward as an allocation in the draft LDP as: The development of this site and the settlement of Llandyssil in general is constrained, most significantly by constraints such as Highways Access, Built Heritage and Flooding; and It is poorly located in terms of accessibility to services It is therefore considered that the settlement is downgraded in the proposed LDP settlement hierarchy, to a "Small Village" where a policy approach will be used to determine development proposals over the Plan period.</p> |
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| <p>Candidate Site: 833 Site Address: Frongoch</p> <p>Steeply sloping pasture bounded by residential and agricultural land relates poorly to existing development as site is elevated and provides a backdrop to the settlement and may affect setting of a listed building. Highways access is difficult to achieve crossing other land (one parcel of which has not been put forward as a candidate site). Site is therefore not considered suitable for allocation. In addition, the Highways stakeholder has identified that development within the settlement is constrained by the inadequate highways infrastructure serving the settlement.</p> |  | <p>The site has not been taken forward as an allocation in the draft LDP as: The development of this site and the settlement of Llandyssil in general is constrained, most significantly by constraints such as Highways Access, Built Heritage and Flooding. It is therefore considered that the settlement is downgraded in the proposed LDP settlement hierarchy, to a "Small Village" where a policy approach will be used to determine development proposals over the Plan period.</p> |
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| <p>Candidate Site: 834 Site Address: Plas Robyn</p> <p>Flat pasture land located partially within the settlement's 30mph limit adjoining existing residential development and agricultural land. It may be considered a logical extension to the settlement. However, stakeholders identify significant constraints to the development of the site. In this regard, the Highways stakeholder has identified that development within the settlement is constrained by the inadequate highways infrastructure serving the settlement.</p> |  | <p>The site has not been taken forward as an allocation in the draft LDP as: The development of this site and the settlement of Llandyssil in general is constrained, most significantly by constraints such as Highways Access, Built Heritage and Flooding. It is therefore considered that the settlement is downgraded in the proposed LDP settlement hierarchy, to a "Small Village" where a policy approach will be used to determine development proposals over the Plan period.</p> |
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