



Settlement: LLANGURIG

Site Summary	Site allocated in LDP
Candidate Site: 663 Land adj. Maesllan	✓
Committed Site: P33 HC1 Adj Penybont Farm & Maescurig	✗

Site		Summary
<p>Candidate Site: 663 Site Address: Land adj. Maesllan</p> <p>The site is within the UDP development boundary for Llangurig. In the UDP the site was part allocated for Housing M160 HA2, and part allocated as a local employment site M160 EA1. The whole site is now proposed for residential and therefore discussion should be held with the local community regarding the need for employment land in the area. The site is a level agricultural field and would form a logical extension to the village. Access to the site could be easily achieved, however footpath provision would be required. The site size is in proportion with the existing settlement and would provide an acceptable level of growth, however, Built Heritage have raised concerns about the size of the site as it is a widely visible location in the valley. It is particularly visible for the A470/A44 Roundabout junction. Furthermore, part of the site is susceptible to surface water flooding and these two reasons could warrant a boundary amendment to exclude flooding area and reduce the site size. Consider only developing the front of the site at a depth in line with Maesyllan. Potential for part allocation.</p>	 Part Allocated	<p>The site has been taken forward as a housing allocation in the draft LDP as it represents a logical extension to the existing built form and was previously allocated in the UDP (allocation now for housing and not part employment as previously).</p> <p>It is considered the identified constraints can be adequately addressed at the detailed planning stages.</p> <p>Allocation No: P33 HA1</p>
<p>Committed Site: P33 HC1 Site Address: Adj Penybont Farm & Maescurig</p> <p>Commitment. *Project level HRA screening required - River Wye SAC. Majority of the site is in TAN 15 C2.</p>		<p>Having considered the deliverability of this site it is recommended that the site is not identified as a committed site. The majority of this site is located within the floodzone.</p>