





## Settlement: LLANSANTFFRAID-YM-MECHAIN


Site Summary		Site allocated in LDP
<b>Candidate Site: 73</b>	<b>Field nr. Cranford</b>	<b>X</b>
<b>Candidate Site: 420</b>	<b>Land to rear of Meysydd, Cain</b>	<b>✓</b>
<b>Candidate Site: 562</b>	<b>Llansantffraid ym Mechain Glebe</b>	<b>X</b>
<b>Candidate Site: 606</b>	<b>The Vicarage</b>	<b>X</b>
<b>Candidate Site: 692</b>	<b>Land adj. Maes y cain</b>	<b>✓</b>
<b>Candidate Site: 694</b>	<b>Land adj. Former Police Station</b>	<b>X</b>
<b>Candidate Site: 838</b>	<b>Land north Vicarage</b>	<b>X</b>
<b>Candidate Site: 839</b>	<b>Land north-east of Lon Maldwyn</b>	<b>X</b>
<b>Candidate Site: 840</b>	<b>Land to east of Llansantffraid</b>	<b>X</b>
<b>Candidate Site: 999</b>	<b>Land adj Dyffryn Foel</b>	<b>X</b>
<b>Candidate Site: 1052</b>	<b>Land off Fford Spooney</b>	<b>✓</b>
<b>Candidate Site: 1054</b>	<b>Land at Spoonley Farm</b>	<b>✓</b>


Site		Summary
<p><b>Candidate Site: 73</b> <b>Site Address: Field nr. Cranford</b></p> <p>Site to the east of Llansantffraid south of the A495. The site would further elongate the settlement whilst being on a difficult stretch of road. This site was dismissed by the Inspector for the Powys UDP and the Mont Local Plan.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as it would be considered an incursion into the open countryside as it would further elongate the settlement. The site also has highway constraints.</p> <p>It is therefore considered that the site commitments and allocations identified elsewhere will meet the housing requirement of the settlement over the Plan period.</p>


<p><b>Candidate Site: 420</b> <b>Site Address: Land to rear of Meysydd, Cain</b></p> <p>Flat linear site to the west of Llansantffraid, two submissions have been made for this site 420 for residential and cemetery parking and 692 just for residential. Highways have no issues with either as long as access from Dyffryn Foel. Would be an appropriate extension to the development boundary. Contaminated land issues will need to be considered. May need to liaise with land drainage for suitable SUDS to overcome surface water flooding. Community council only support the proposal that includes cemetery parking.</p>		<p>The site has been taken forward as a housing allocation in the draft LDP as it provides a logical extension to the development boundary. It is considered the identified constraints can be adequately addressed at the detailed planning stages.</p> <p>Allocation No : P37 HA2</p>
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<p><b>Candidate Site: 562</b>  <b>Site Address: Llansantffraid ym Mechain Glebe</b></p> <p>A slightly sloping field central to the settlement in a prominent location. To the east of the site is the school whilst to the west is the vicarage and the Grade II* Listed St Fraid's Church. Part of this site has also been submitted as candidate site 606. The site was put forward as two housing allocations for the Powys Unitary Development Plan (M165 HA1, M165 HA2) but removed following concerns from the Inspector. The concerns at the time related to the community council's wishes for the land not to be developed to protect the setting of the listed building and highways requiring extensive alterations requiring third party ownership to make the site acceptable for a limited number of dwellings (less than 20). It was thought that these highways alterations would mean the site was unlikely to be developed in the near future. These issues are still prominent following the concerns of PCC Highways and Built Heritage this site is not suitable for development.</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 and heritage issues. 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><b>Candidate Site: 606</b>  <b>Site Address: The Vicarage,</b></p> <p>The majority of the site is part of candidate site 562 with an additional piece of land that includes the vicarage. To the west of the site is the Grade II* Listed St Fraid's Church to the east a small area of agricultural land and a track which separates the site from the school. This site encroaches onto the conservation area and would therefore need conservation area consent before any buildings could be demolished. The site was put forward as a housing allocation for the Powys Unitary Development Plan (M165 HA2) but removed following concerns from the Inspector. The concerns at the time related to the community council's wishes for the land not to be developed to protect the setting of the listed building and highways requiring extensive alterations requiring third party ownership to make the site acceptable for a limited number of dwellings (less than 20). It was thought that these highways alterations would mean the site was unlikely to be developed in the near future. These issues are still prominent following the concerns of PCC Highways and Built Heritage this site is not suitable for development.</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 and heritage issues. 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><b>Candidate Site: 692</b>  <b>Site Address: Land adj. Maes y cain</b></p> <p>Flat linear site to the west of Llansantffraid, two submissions have been made for this site 420 for residential and cemetery parking and 692 just for residential. Highways have no issues with either as long as access from Dyffryn Foel (including for the cemetery parking). Would be an appropriate extension to the development boundary. Contaminated land issues will need to be considered. May need to liaise with land drainage for suitable SUDS to overcome surface water flooding. Community council only support the proposal that includes cemetery parking.</p>		<p>The site has been taken forward as a housing allocation in the draft LDP as it provides a logical extension to the development boundary. It is considered that the identified constraints can be adequately addressed at the detailed planning stages.</p> <p>Allocation No: P37 HA2</p>
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<p><b>Candidate Site: 694</b>  <b>Site Address: Land adj. Former Police Station</b></p> <p>Flat site to the west of Llansantffraid adjoining candidate site 420/692 which if all joined could create an infill site. Candidate site 999 also lies within this site. A contaminated land report will need to be produced for this site at a later date. If the site was to be developed along with 420/692 consider preserving the railway for ecological, open space and aesthetic reasons. Highways recommendations need to be taken into consideration. Due to the housing requirement for Llansantffraid being met this site is not required.</p>		<p>The site has not been taken forward as a housing allocation in the draft LDP as it is not required to meet the required growth in Llansantffraid-ym-Mechain. 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><b>Candidate Site: 696</b>  <b>Site Address: Old Tanhouse Field adj. Foel Hill</b></p> <p>A relatively flat site with some gradient to the rear, situated to the east of the settlement boundary of Llansantffraid. Highways object to access off of Bryn Cain however alternative access on to the B4393 is proposed that could work. If the constraints including highways, ecology and contaminated land the site could be a logical extension to the settlement. However due to the housing requirement for Llansantffraid being met this site is not required.</p>		<p>The site has not been taken forward as a housing allocation in the draft LDP as it is not required to meet the required growth in Llansantffraid-ym-Mechain. 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><b>Candidate Site: 838</b>  <b>Site Address: Land north Vicarage</b></p> <p>A couple of pasture fields central to the settlement in a prominent location. To the east of the site is the school whilst to the west is the vicarage and the Grade II* Listed St Fraid's Church. Part of this site has also been submitted as candidate sites 562. The majority of the site was put forward as two housing allocations for the Powys Unitary Development Plan (M165 HA1, M165 HA2) but removed following concerns from the Inspector. The concerns at the time related to the community council's wishes for the land not to be developed to protect the setting of the listed building and highways requiring extensive alterations requiring third party ownership to make the site acceptable for a limited number of dwellings (less than 20). It was thought that these highways alterations would mean the site was unlikely to be developed in the near future. These issues are still prominent following the concerns of PCC Highways and Built Heritage this site is not suitable for development. There may be the possibility of some windfall development on the small area of the site currently within the UDP development boundary.</p>		<p>The site has not been taken forward as a housing allocation in the draft LDP however a small part of the site is located within the development boundary and therefore could be developed under a policy approach. Parts of the site are constrained, most significantly by highway and heritage issues. 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><b>Candidate Site: 839</b>  <b>Site Address: Land north-east of Lon Maldwyn</b></p> <p>This site consists of two fields to the north east of Llansantffraid. Maximum number of dwellings is limited to 5 making this site unsuitable for consideration as an allocation.</p>		<p>The site has not been taken forward as a housing allocation in the draft LDP as the maximum number of dwellings is limited to 5 which makes the site unsuitable for allocation. 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><b>Candidate Site: 840</b>  <b>Site Address: Land to east of Llansantffraid</b></p> <p>A very large site to the east of Llansantffraid outside the existing development boundary and south of the A495. This site has been submitted for employment use and as such it appears most constraints can be mitigated against subject to highway alterations. This site is not needed as an employment allocation due to the requirement being met elsewhere.</p>		<p>The site has not been taken forward as an employment allocation in the draft LDP as an employment allocation is not needed in this location due to the requirement being met elsewhere.</p>
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<p><b>Candidate Site: 999</b>  <b>Site Address: Land adj Dyffryn Foel</b></p> <p>This is a small site within candidate site 694 that would be able to accommodate approximately 5 dwellings. However the access is proposed to be off the A495 which is considered unacceptable. If further dwellings above what is in the deposit plan are required this site may be considered as a site as part of 694.</p>		<p>The site has not been taken forward as a housing allocation in the draft LDP as the site is constrained by access issues. 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><b>Candidate Site: 1052</b>  <b>Site Address: Land off Fford Spooney</b></p> <p>Committed site - Application number P/2012/1061 Permission granted. CC 4.07.2013 This site is currently under construction October 2013.</p>		<p>Committed Site: P37 HC1</p>
<p><b>Candidate Site: 1054</b>  <b>Site Address: Land at Spoonley Farm</b></p> <p>Site is in a central location adj to and would make a logical extension to Spooney Farm (M165 HA4). There are no highways issues and most issues can be mitigated against. However due to the housing requirement for Llansantffraid being met only part of the site is to become an allocation this does serve to protect the area around the Scheduled Ancient Monument.</p>	 <b>Part  Allocated</b>	<p>The site has been taken forward (in part) as a housing allocation in the draft LDP as it provides a logical extension to the settlement. It is considered the identified constraints can be adequately addressed at the detailed planning stages.</p> <p>Allocation No: P37 HA1</p>