




Settlement: LLANYRE


Site Summary		Site allocated in LDP
Candidate Site: 280	Site Address: Land at Slate House	X
Candidate Site: 281	Site Address: Land to NE of Cagebrook, Cagebrook Lane	X
Candidate Site: 821	Site Address: Land at Llanyre Farm	✓
Candidate Site: 831	Site Address: Cwmbrook, Llanyre, Llandrindod Wells	X
Candidate Site: 1026	Site Address: Paddock opposite "Haddon" Llanyre	X


Site		Summary
<p>Candidate Site: 280 Site Address: Land at Slate House</p> <p>The allocation of this site is not necessary to meet the growth, apportioned by the strategy, of the village over the plan period. This site includes Slate House and its associated farm buildings at the northern end of Cagebrook Lane. The site is included in the development boundary of the existing Unitary Development Plan and highways access for a modest redevelopment of the site is considered achievable although there are issues with sewers in the area. Candidate site 281 extends to the north of this site into a field, however development of this scale would not be supported because of concerns with the additional pressure that it would place on the Cagebrook Lane access. Part of the site sits in a flood zone and a public right of way runs to the east of the site. Due to the relatively small scale of this site and the existing scope for its redevelopment under the Unitary Development Plan it is not considered that this should be a housing allocation.</p>		<p>The site has not been taken forward as an allocation in the draft LDP however, part of the site does fall within the development boundary. 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: 281 Site Address: Land to NE of Cagebrook, Cagebrook Lane</p> <p>The allocation of this site is not necessary to meet the growth, apportioned by the strategy, of the village over the plan period. This site extends beyond the farm buildings at Slate House into the adjoining field to the north and is bounded by fields on three sides. Development here would form an undesirable encroachment into the open countryside. Highways access along Cagebrook Lane is not suitable for the amount of development which could be accommodated on the candidate site. Along with</p>		<p>The site has not been taken forward as an allocation in the draft LDP as it would form an undesirable encroachment into the open countryside and its allocation is not necessary to meet the growth, apportioned by the strategy of the village over the plan period. It is therefore considered that site commitments and more appropriate site allocations identified elsewhere will meet the</p>
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<p>other sites in Llanyre, development would need to be preceded by improvements to the sewers. A public footpath crosses the site.</p>		<p>housing requirement of the settlement over the Plan period.</p>
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<p>Candidate Site: 821 Site Address: Land at Llanyre Farm</p> <p>This site sits in the partly in the historic core of the settlement. It adjoins fields to the west and north and sits behind properties on the Class III road. It can be seen from the village equipped play area. It is a large field and it has been advised that third party land is required to achieve an access to accommodate development.</p>	<p style="text-align: center;">  Part Allocated </p>	<p>Part of the site has been taken forward as a housing allocation in the draft LDP as it forms a logical extension of the existing built form. It is considered that the identified constraints can be adequately addressed at the detailed planning stages.</p> <p>Allocation No: P41 HA1</p>
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<p>Candidate Site: 831 Site Address: Cwmbrook</p> <p>The allocation of this site is not necessary to meet the growth, apportioned by the strategy, of the village over the plan period. This site sits between frontage development on the road running north through the village (east) and a small veterinary surgery (west), access to which is via a track. No acceptable access solution has been demonstrated. To the south of the site is a mature line of trees and to the north an open field through which the rear of properties running along the road through the village can be seen, as well as the open countryside. As with other sites in the village, offsite works would be needed to connect to the water mains and public sewers and development would need to be preceded by improvements to the Waste Water treatment Works.</p>	<p style="text-align: center;">  </p>	<p>The site has not been taken forward as an allocation in the draft LDP as the site is constrained most significantly by access issues and the allocation of this site is not necessary to meet the growth, apportioned by the strategy, of the village over the plan period. It is therefore considered that site commitments and more appropriate site allocations identified elsewhere will meet the housing/recreation requirement of the settlement over the plan period.</p>
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<p>Candidate Site: 1026 Site Address: Paddock opposite "Haddon" Llanyre</p> <p>The allocation of this site is not necessary to meet the growth, apportioned by the strategy, of the village over the plan period. This is a relatively small parcel of land contained within the curve of the road to the south of Nant-y-Groes. To its south is a mature line of trees. The site is currently used for exercising horses. The site is small and provides scope for some infill development potentially contributing to a more sustainable mix of uses in the settlement.</p>	<p style="text-align: center;">  </p>	<p>The site has not been taken forward as an allocation in the draft LDP however, it does fall within the development boundary and provides scope for some infill development. 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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