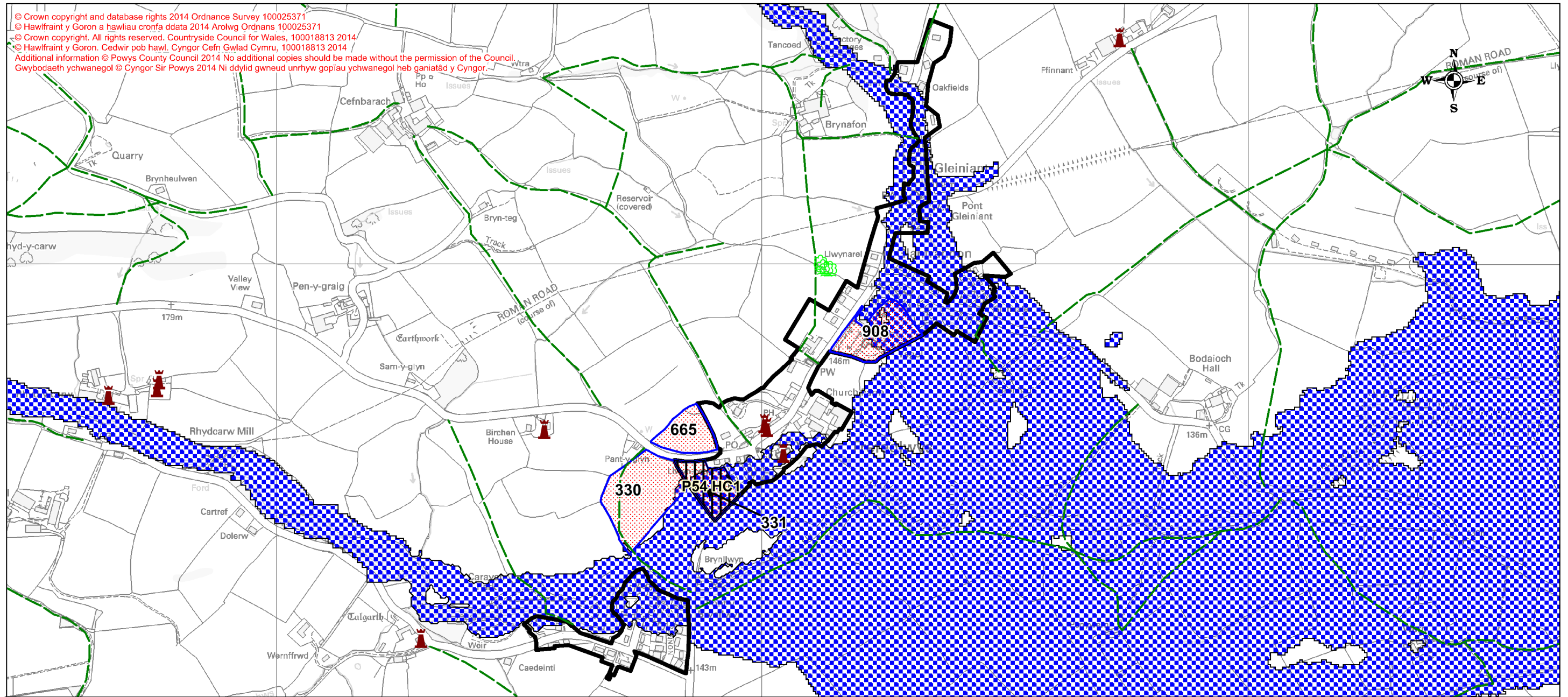




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	LDP Development Boundary		Tree Preservation Order		Listed Building		TAN 15 DAM Zone C1
	Candidate Site		Tree Preservation Order		Historic Park and Garden Park Boundary		TAN 15 DAM Zone C2
	Allocation		Site of Special Scientific Interest		Historic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

Site Summary	Site allocated in LDP
Candidate Site: 330 Land to West of Llwynceilyn (phase 3)	✗
Candidate Site: 331 Land to West of Llwynceilyn (Phase 2),	✓
Candidate Site: 665 Land adj. Cae Celyn	✗
Candidate Site: 908 Ysgol Dyffryn Trannon	✗

Site		Summary
<p>Candidate Site: 330 Site Address: Land to West of Llwynceilyn (phase 3)</p> <p>The site is currently flat agricultural land bordered by mature hedges. Afon Trannon runs to the south west of the site. The site is adjoined by further agricultural land. The site adjoins candidate site 331 which has planning permission and was allocated in the UDP. The site is fairly well located to settlement facilities, however its development should be dependent on the development of adjoining site 331. No access proposals have been submitted. However, the adjoining site has an existing access. The site would need pedestrian facilities into the village. Site boundary has been amended in accordance with new boundary proposal submitted 05.02.2014. Potential to allocate northern part of site if needed. Site not needed.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as it is located in the open countryside and dependant on the development of site 331.</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: 331 Site Address: Land to West of Llwynceilyn (Phase 2)</p> <p>Site allocated for residential development in UDP (M193 HA3). Site is relatively flat agricultural land. An access has been established and the base of a single unit started. Concern impact development will have on Llwynceilyn house and overlooking issues. Site is adjoined by agricultural land & residential development. Site adjoins candidate site 330. Some of the site boundaries are identified by mature hedgerows. The site is in close proximity to the settlements services and facilities. Site is committed although majority of remains in C2 zone.</p>		<p>Committed Site: P54 HC1</p>

<p>Candidate Site: 665 Site Address: Land adj. Cae Celyn</p> <p>This site is elevated from the highway with a very steep slope for access purposes. The site is agricultural land which overlooks the village and would form an encroachment into the open countryside. The site is adjoined by agricultural land and residential development. The site is on the other side of highway C2021 to cs 330. There are further highways concerns regarding the C2021 & B4569 junction.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as it would form an encroachment into the countryside.</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: 908 Site Address: Ysgol Dyffryn Trannon</p> <p>This site includes an operative primary school building and associated facilities including, yard, playing fields, car park etc. The site is mostly flat and bordered by mature hedges/trees. The site does not include the community hall or park which adjoins the school building. The site is adjoined by residential development and agricultural land. The site would provide a logical infill site with suitable access, however, deliverability is questionable.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as the site includes an operative primary school building. However the site does fall within the development boundary for Trefeglwys.</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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