

Sites over 5 dwellings with low/minor constraints

Settlement Name	Site Ref	Site Address	Site Area (ha)	Potential Housing Capacity	Reasons for inclusion/notes
-----------------	----------	--------------	----------------	----------------------------	-----------------------------

Dilwyn

Sites over 5 dwellings with significant constraints

Settlement Name	Site Ref	Site Address	Site Area (ha)	Potential Housing Capacity	Detail of Significant Constraint
	HLAA/161/001	Land to the south side of the Western Access Road, Dilwyn	3.60	15*	Development over the entire site would be inappropriate and would give rise to infrastructure requirements at odds with the character of the area. Some extremely well designed and sensitively located, low density housing may be tenable, although the adjoining Castle Mount/Orchard Close developments present a robust edge to the village.
		*low-density scheme required owing to sensitivity of site	<b>Total</b>	<b>15</b>	

Rejected SHLAA sites over 5 dwellings within the Rural Settlements

Settlement Name	Site Ref	Site Address	Site Area (ha)	Potential Housing Capacity	Reason for ruling site out
	O/Dii/001	Land to the east of Orchard Barn, Dilwyn	0.27		An elevated orchard and important open space within the Conservation Area
	O/Dii/002	Land to the southwest of the Great House, Dilwyn	0.77		Steeply sloping site upon which development would be very conspicuous and likely to have an adverse impact upon the setting of the adjacent listed Great House and walled garden.
	HLAA/161/002	Land to the east of Brookside, Dilwyn	0.31		Road infrastructure insufficient to accommodate extra traffic. Divorced from village and footway required, which will 1) not be possible without land take and 2) will alter the rural character and appearance of the area
	HLAA/183/001	Land at the Old Chapel, Dilwyn	4.33		Road infrastructure insufficient to accommodate extra traffic. Divorced from village and footway required, which will 1) not be possible without land take and 2) will alter the rural character and appearance of the area
	HLAA/161/008	Land northeast of Dilwyn (adjacent to Byways Cottage), Dilwyn	3.70		Divorced from settlement >0.5km from edge of existing settlement boundary