

**ABERMULE**

**INSET MAP NUMBER: M101**

**KEY SETTLEMENT**

<p>Abermule is located in a favourable location in the Severn Valley close to the A483 trunk road just four miles to the north east of Newtown, with a new cycle path connection to Newtown. It benefits from a good range of community services &amp; infrastructure and has the capacity to accommodate additional development. Consequently, a range of housing development sites have been allocated. In order to balance these housing allocations with the provision of some local employment opportunities, an employment site has been allocated. Abermule has therefore been classified as a Key Settlement.</p>	
<p><b>Housing</b></p>	<p>There are 4No. sites allocated for housing development:</p> <ul style="list-style-type: none"> <li>• M101 HA1 - Land to the north of Dolforwyn Primary School (2Ha.).</li> <li>• M101 HA2 - Land opposite the Primary School (1.29Ha.). A tree planting scheme has been carried out on this site and on the adjoining land to help to assimilate the development into the village.</li> <li>• M101 HA3 - Land adjacent Mill House (3.32Ha.).</li> <li>• M101 HA4 - Land adjacent The Rectory (0.26Ha.). A flood risk assessment will have to be carried out to ascertain the full extent of the land that can be developed.</li> </ul> <p>Further opportunities for infill development may exist within the settlement. On allocated sites it is estimated that 129 dwellings would be an appropriate level of growth for Abermule within the plan period. On sites with a capacity of 5 or more dwellings, a proportion of affordable housing will be sought &amp; there may be other opportunities for affordable housing adjacent to the settlement development boundaries and within the nearby rural settlements of Green Lane, Hodley and Llanmerewig.</p>
<p><b>Conservation</b></p>	<p>The Montgomery Canal is a designated Special Area of Conservation (SAC) and Site of Special Scientific Interest through Abermule. The Motte &amp; Bailey site to the North of Abermule is a Scheduled Ancient Monument.</p>
<p><b>Facilities &amp; Recreation</b></p>	<p>Chapel, Primary School, Community Centre, Motor Repair Garage, Public Houses, Children's Play Areas, All Weather Sports Area, Bowling Green, Football Pitch, Shop and Open Space.</p>
<p><b>Employment</b></p>	<p>There is 1No. site allocated for employment development:</p> <ul style="list-style-type: none"> <li>• M101 EA1 - Land to the South of Maesderwen has been allocated for a General Employment Site (2.6Ha.). Proposals complying with use class A2 will also be permitted on this site. A flood risk assessment will have to be carried out to ascertain the full extent of the land that can be developed.</li> </ul>
<p><b>Infrastructure</b></p>	<p>Flooding from the Rivers Severn and Mule: Consultation with the Environment Agency is advised when considering development proposals relating to lower lying areas and adjacent the watercourses. Development on the eastern side of the village will have to take account of the nearby high pressure gas main &amp; high voltage electricity cables.</p>

