





## Settlement: COELBREN

Site Summary	Site allocated in LDP
<b>Candidate Site: 713</b> Coelbren CP School	X
<b>Candidate Site: 968</b> Land South of Brynawelon	X
<b>Candidate Site: 1110</b> Land adj Price's Row, Areas 1, 2 & 3	X
<b>Candidate Site: 1178</b> Land adjacent to Festry Fach, Dol Henrhyd	X

Site		Summary
<p><b>Candidate Site: 713</b> <b>Site Address: Coelbren CP School</b></p> <p>Sits well within existing settlement and development boundary, although half of site (tennis court) is outside. Deliverability is key here, due to costs that would arise from ecology mitigation and treatment of contaminated land. School building area of site appears to be the best part of the site to develop? Planning history - B/00/0305. Given the constraints, viability and deliverability are questionable. Potential to include part within the development boundary, but not allocate.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as the site has constraints most significantly ecological issues and contaminated land. However the site does fall within the development boundary for Coelbren.</p> <p>It is considered that more appropriate site allocations identified elsewhere will meet the housing requirement of the settlement over the Plan period.</p>
<p><b>Candidate Site: 968</b> <b>Site Address: Land South of Brynawelon</b></p> <p>Existing UDP site B10 HA2. Within existing settlement and development boundary. Opportunity for infill on part of site. Rhos pasture habitat. Question over deliverability if it hasn't come forward within the UDP and local concerns about prohibitive development costs, particularly given extensive mitigation that is likely to be required. Planning application B/00/0045. Electricity cable through site.</p>		<p>The site has not been taken forward as an allocation in the draft LDP due to constraints namely, ecological and deliverability. However it does fall within the development boundary for Coelbren.</p> <p>It is therefore considered that more appropriate site allocations identified elsewhere will meet the housing requirement of the settlement over the Plan period.</p>
<p><b>Candidate Site: 1110</b> <b>Site Address: Land adj Price's Row Areas 1, 2 &amp; 3</b></p> <p>Adjacent existing settlement and development boundary, although this area is split from the main settlement of Coelbren by a 60mph A road. No access on to class I would be permitted and no other road frontage exists. Can the site boundary be extended to include land to NW that would provide road access? Planning history - B/99/0298. Site of large scale. Question sustainability of location. Busy road to cross to access limited services in Coelbren. Western part of site is rhos pasture not</p>		<p>The site has not been taken forward as an allocation in the draft LDP as the site is constrained namely highway issues and poorly located in terms of accessibility to services.</p> <p>It is therefore considered that more appropriate site allocations identified elsewhere will meet the housing requirement of the settlement over the Plan period.</p>

suitable for development. Eastern part would not form logical extension to settlement.		
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<p><b>Candidate Site: 1178</b>  <b>Site Address: Land adjacent to Festry Fach, Dol Henrhyd</b></p> <p>Adjacent eastern edge of existing settlement and development boundary. It would be a logical extension. Although locally resisted due to increase in traffic flow, highways to not envisage a problem. Suitable for allocation.</p>		<p>Whilst previously an Allocation in the Draft LDP (P14 HA1) the site has now been removed after a request for its removal from the landowner.</p> <p>De-allocated.</p>
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