



























 Alternative site not a candidate site or allocation / commitment


	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				Village Green
	Brecon Beacons National Park		Local Nature Reserve				
	Public Right of Way		National Nature Reserve				
	Trunk Road		Regionally Important Geodiversity Sites				


## Settlement: LLANBRYNMAIR


Site Summary	Site allocated in LDP
<b>Candidate Site: 241</b> Land to East of Council Depot	✗
<b>Candidate Site: 242</b> Land to North of Railway Line	✗
<b>Candidate Site: 716</b> Land to West of Bryncoch	✓
<b>Candidate Site: 722</b> Bryncoch	✓
<b>Candidate Site: 896</b> Ysgol Llanbrynmair	✗
<b>Candidate Site: 966</b> Land adj Glanclegyr	✗
<b>ASN46:</b> Land adjacent to proposed land west of Bryncoch	✗


Site		Summary
<p><b>Candidate Site: 241</b>  <b>Site Address: Land to East of Council Depot</b></p> <p>Site consists of an area of woodland close to the Afon Rhiwsaeson and bounded to the north by the rail line and to the west and south by existing development (and the existing UDP development boundary). There are, however, significant constraints to the site's development identified by stakeholders, including Trunk Road access, ecological, ancient woodland and potential land contamination. Therefore, the site is not considered suitable for allocation.</p>		<p>The site has not been taken forward as a housing allocation in the draft LDP as it is constrained. 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><b>Candidate Site: 242</b>  <b>Site Address: Land to North of Railway Line</b></p> <p>Site consists of undulating pasture land bounded by agricultural land and the rail line to the south. The site is divorced from the settlement by the rail line and it is considered that residential development on the site would appear as an inappropriate incursion into the open countryside rather than a natural extension to the existing built form of the settlement. In addition, there are other constraints to the site's development identified by stakeholders. The site is therefore not considered suitable for allocation.</p>		<p>The site has not been taken forward as a housing allocation in the draft LDP as the site may be considered an incursion into the open countryside. 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><b>Candidate Site: 716</b>  <b>Site Address: Land to West of Bryncoch</b></p> <p>Area of gently undulating pasture land, bounded by post &amp; wire fencing and hedgerows. The site adjoins the current UDP settlement development boundary and housing allocation M148 HA3 (which has been proposed as Candidate Site 722 &amp; currently benefits from planning permission). This site proposal is for the remainder of the field which contains UDP Housing allocation M148 HA3 and may be considered a logical extension to this residential allocation. However, the Local Highway Authority wishes to see pedestrian access improvements and a single access serving this site and the existing UDP housing allocation (put forward as part of Candidate Site 722 and also in the control of this site proposer). It is therefore considered that these requirements, and issues raised by other stakeholders, can be addressed when drawing up development proposals for the site.</p>		<p>The site has been taken forward as a housing allocation in the draft LDP as it represents a logical extension to an existing residential allocation. It is considered that identified constraints can be adequately addressed at the detailed planning stages.</p> <p>Allocation No: P26 HA1</p>
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<p><b>Candidate Site: 722</b>  <b>Site Address: Bryncoch</b></p> <p>Site consists of a farmhouse, farm buildings and adjoining area of gently undulating pasture land, bounded by post &amp; wire fencing and hedgerows. The site lies within the current UDP settlement development boundary and includes housing allocation M148 HA3 (which currently benefits from planning permission). The site lies on the opposite side of the highway to an existing row of dwellings and is considered a logical extension to the settlement in this location. However, whilst the existing UDP housing allocation has the benefit of planning permission, the Local Highway Authority would wish to see a single access serving the whole of this candidate site and would also require traffic calming and pedestrian access improvements on the B4518. It is considered that these requirements, and issues raised by other stakeholders, can be addressed when drawing up development proposals for the site.</p>		<p>Committed Site: P26 HC1</p>
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<p><b>Candidate Site: 896</b>  <b>Site Address: Ysgol Llanbrynmair</b></p> <p>Existing Primary School site (within UDP development boundary) and playing field (outside of UDP development boundary). The site is gently sloping and adjoins existing residential development. However, it is unclear whether this site is now available, in part or whole, for residential development given the recent Local Education Authority consideration of the proposal to federate this school with Ysgol Glantwymyn and Ysgol Carno. Further discussion with the proposer would therefore be required prior to determining the acceptability of this site for allocation. Nonetheless, allocation is considered inappropriate because the site lies within the floodplain.</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 and could be redeveloped under a policy approach. 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><b>Candidate Site: 966</b>  <b>Site Address: Land adj Glanclgyr</b></p> <p>Flat pasture land that is bounded by the Afon Rhiwsaeson (to the west) and existing residential development (to the east). The site adjoins the existing UDP development boundary and is considered a logical extension to residential development in this area. However, the site lies within floodplain and stakeholders have identified constraints to its development, including highway visibility. In addition, the Community Council oppose its development considering that the site could be used for future allotments. The site is therefore not considered suitable for allocation.</p>		<p>The site has not been taken forward as a housing allocation in the draft LDP. It is constrained. 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><b>ASN46</b>  <b>Site Address: Land adjacent to proposed land west of Bryncoch</b></p>		<p>It is not considered that the inclusion of this site would be in the public interest. The site is in isolation from a public highway and therefore no means of access can be identified and as such the Highway Authority does not support its allocation. Sufficient allocations in Llanbrynmair, which are well served by local facilities and services, have been proposed in order to meet the land use needs of the area over the plan period.</p>
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