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## Settlement: YSTRADGYNLAIS


Site Summary	Site allocated in LDP
<b>Candidate Site: 23</b> Land at Brynygroes	✗
<b>Candidate Site: 109</b> Land at Woodlands Business Park	✓
<b>Candidate Site: 187</b> Land to rear of 131 Station Road	✗
<b>Candidate Site: 396</b> Glanrhyd Farm	✓
<b>Candidate Site: 484</b> Land surrounding Cefn-ethin, Lower Cwmtwrch	✗
<b>Candidate Site: 574</b> Land off Brecon Road	✓
<b>Candidate Site: 701</b> Land at rear of Penrhos Community Ctre	✗
<b>Candidate Site: 715</b> Cwmtwrch Primary School, Lower Cwmtwrch	✗
<b>Candidate Site: 720</b> Cynlais CP School	✗
<b>Candidate Site: 731</b> Gurnos School, Lower Cwmtwrch	✓
<b>Candidate Site: 733</b> Penrhos CP School, Brecon Rd	✓
<b>Candidate Site: 735</b> Ysgol Gymraeg Ynyscedwyn	✗
<b>Candidate Site: 737</b> Maes Y Dderwen Comp School	✗
<b>Candidate Site: 848</b> Hafod Farm, Penrhos	✗
<b>Candidate Site: 851</b> Land at Bryn y Groes Farm (ASN92)	✓
<b>Candidate Site: 852</b> Land north of Bryn y Groes Farm	✗
<b>Candidate Site: 865</b> Land to south west of Welfare Hall	✗
<b>Candidate Site: 869</b> Gurnos Primary School	✓
<b>Candidate Site: 885</b> Land at Penrhos Farm	✓
<b>Candidate Site: 979</b> land at Bethel Road,	✗
<b>Candidate Site: 990</b> Maescynnog play area, James Street	✗
<b>Candidate Site: 991</b> Penrhos playing field, Brecon Road,	✗
<b>Candidate Site: 1157</b> Ystrad Fawr Tip	✗
<b>Candidate Site: 1170</b> Land at Jeffreys Arms	✓
<b>Candidate Site: 1182</b> Ynysbydfe Farm	✗
<b>ASN88</b> Land at 2 Ark Cottages, Ystradgynlais	✗
<b>ASN89</b> Extension to Housing Allocation P58 HA3, Ystradgynlais	✓
<b>ASN90</b> Site at former Cynlais School Playing Fields	✓


Site		Summary
<p><b>Candidate Site: 23</b>  <b>Site Address: Land at Brynygroes</b></p> <p>Adjacent existing settlement development boundary &amp; UDP allocation B31 HA1, but potential encroachment on to open countryside, particularly as site is steep and overlooks the valley - visual impact. Greenfield site with Mature Trees on eastern edge. Town within 1 mile, but separated by 50/60mph A4067. Large site would represent significant additional extension to town. Wide range of constraints to be addressed including no means of highways access, common land, historic landfill, ecology concerns.</p>		<p>The site has not been taken forward as an allocation in the draft LDP due to potential encroachment onto the open countryside and is constrained by a wide range of constraints. It is therefore considered that site commitments and more appropriate site allocations identified elsewhere will meet the housing/mixed use requirement of the settlement over the plan period.</p>


<p><b>Candidate Site: 109</b>  <b>Site Address: Land at Woodlands Business Park</b></p> <p>Within existing settlement and development boundary. Disused land at end of industrial estate - opportunity to bring further employment development forward. Logical extension to woodlands business park. Planning history - B/03/0220 - erection of factory units and extension of existing estate road. App made by Welsh Development Agency - no decision. Part of cs allocated in UDP allocation B34 HA1. Discussions are needed with Welsh Government in relation to highway constraints.</p>		<p>This site has been taken forward as an employment allocation in the draft LDP as this land provides an opportunity to bring further employment development forward in this location. It is considered that the identified constraints can be adequately addressed at the detailed planning stages.</p> <p>Allocation No:P58 EA1</p>
<p><b>Candidate Site: 187</b>  <b>Site Address: Land to rear of 131 Station Road</b></p> <p>Greenfield site bound by mature trees and hedgerows. SAM (tramroad Ystradgynlais) adjacent N of site. Within existing settlement and development boundary. Severely restrained in terms of access to site. No potential for small scale development. Ecology concerns re: marsh fritillary butterfly habitat &amp; BAP grassland habitat. No access.</p>		<p>The site has not been taken forward as an allocation in the draft LDP however it has been included within the development boundary to allow the opportunity for further development within the settlement during the plan period.</p>
<p><b>Candidate Site: 396</b>  <b>Site Address: Glanrhym Farm</b></p> <p>Site includes farm buildings, grassed area and mature trees and hedgerows. Within existing development boundary and surrounded by residential development. Logical infill site. Discussions needed with land drainage about flooding constraint and amendment to boundary. P/2009/0719 - small part of site has outline planning permission for residential development due to expire in 2014.</p>		<p>The site has been taken forward as a housing allocation in the draft LDP as it represents a logical infilling. It is considered that identified constraints can be adequately addressed at the detailed planning stages.</p> <p>Allocation No: P58 HA5</p>
<p><b>Candidate Site: 484</b>  <b>Site Address: Land surrounding Cefn-ethin, Lower Cwmtwrch</b></p> <p>Within and adjacent to existing settlement and development boundary. Could be logical infill or provision could be made for one or two dwellings, but site heavily constrained - inadequate access and need for total redesign of Cwmpil road bend and land contamination. Ecology survey &amp; Japanese knotweed mitigation required. Given significant constraints &amp; the site being heavily wooded, site has potential for inclusion within the development boundary, but not suitable for allocation. Significant highways</p>		<p>The site has not been taken forward as an allocation in the draft LDP however, the site has been included within the development boundary to allow the opportunity for further development within the settlement during the plan period.</p>


improvement would be required & considering the potential no. of units which could be delivered on the site, its viability is questionable.		
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<p><b>Candidate Site: 574</b>  <b>Site Address: Land off Brecon Road</b></p> <p>Planning application B/05/0221 - outline for residential development for up to 15 dwellings - no decision. Application B/07/0347 approved. Part of UDP site B30 HA4. Partly within existing settlement and development boundary (UDP B30 HA4 part) and adjacent. Could be logical extension although poor access to Brecon Road. Further work to be done to investigate potential additional land and frontage. . Ecology concerns, survey required to identify extent of habitats &amp; impact on special areas of conservation to be considered. Viability questionable. Drainage issues – boundary amendment may be required. Site is located in close proximity to the town centre, and subject to constraints being addressed, the site is considered suitable for allocation. Boundary amendment to exclude wooded area along watercourse required.</p>	  <b>Part Allocated</b>	<p>The site has been taken forward (in part) as a housing allocation in the draft LDP as it represents an extension of the existing built form. The boundary of the candidate site has been amended to exclude wooded area along the watercourse. It is considered that all other constraints can be adequately addressed at the detailed planning stages.</p> <p>Allocation No: P58 HA1</p>
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<p><b>Candidate Site: 701</b>  <b>Site Address: Land at rear of Penrhos Community Ctre</b></p> <p>Site already developed for new school Ysgol Golwg y Cwm. Site to be removed from candidate site process.</p>		<p>Site already developed for new school Ysgol Golwg y Cwm. Site to be removed from candidate site process.</p>
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<p><b>Candidate Site: 715</b>  <b>Site Address: Cwmtwrch Primary School</b></p> <p>Within existing development boundary. School closed and declare surplus. Flooding and contamination mitigation may be required. Check flooding constraint. The only site in Cwmtwrch with potential for allocation. New site owner, site removed.</p>		<p>The only site in Cwmtwrch with potential for allocation. New site owner, site removed.</p>
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<p><b>Candidate Site: 720</b>  <b>Site Address: Cynlais CP School</b></p> <p>Within existing settlement and development boundary. School closed. Logical site for infill, depending on mitigation measures for ecology. Retain within development boundary, however, given flooding constraint unsuitable for allocation.</p>		<p>The site has not been taken forward as an allocation in the draft LDP however, the site has been included within the development boundary to allow the opportunity for further development within the settlement during the plan period.</p>
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<p><b>Candidate Site: 731</b>  <b>Site Address: Gurnos School, Lower Cwmtwrch</b></p> <p>Within existing settlement and development boundary. Logical infill development, if constraints can be mitigated and appropriate access solution can be created. Pre-app in from Gwalia for 45 homes. Potential for allocation for affordable housing.</p>		<p>This site has been taken forward as a housing allocation in the draft LDP as it represents logical infilling. Planning permission has since been granted so the site is now a Commitment.</p> <p>Commitment No: P58 HC2</p>
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<p><b>Candidate Site: 733</b>  <b>Site Address: Penrhos CP School, Brecon Rd</b></p> <p>School closed 31st August 2012. School building, parking and playground within existing settlement and development boundary. Playing field to N/NW outside boundary. Part of Penrhos settlement - would be logical site for housing. Highways improvements &amp; land contamination &amp; Ecology survey required. Potential for allocation.</p>		<p>This site has been taken forward a housing allocation in the draft LDP as it would be a logical extension to Penrhos settlement. It is considered the identified constraints can be adequately addressed at the detailed planning stages.</p> <p>Allocation No: P58 HA3</p>
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<p><b>Candidate Site: 735</b>  <b>Site Address: Ysgol Gymraeg Ynyscedwyn</b></p> <p>Within existing settlement and development boundary. Land in Southern part of site is allocated green/open space in the UDP. Logical infill on school part of site, encroachment on to allocated green/open space, although Diamond Park approx. 200m away. Site 100% in floodzone therefore not suitable for allocation.</p>		<p>The site has not been taken forward as an allocation in the draft LDP however, the site has been included within the development boundary to allow the opportunity for further development within the settlement during the plan period subject to satisfactory planning approval to address existing constraints.</p>
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<p><b>Candidate Site: 737</b>  <b>Site Address: Maes Y Dderwen Comp School</b></p> <p>Within existing settlement and development boundary. Could be logical infill, but risk of encroachment on to amenity open space that may be used frequently for recreational purposes. Need discussion with School services as to the use of protected open / amenity space to understand if land is in excess of what is needed. Potential for parts of the site to be allocated where identified as surplus.</p>		<p>The site has been removed as a housing allocation in the LDP due to representations received and new evidence emerging.</p>
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<p><b>Candidate Site: 848</b>  <b>Site Address: Hafod Farm, Penrhos</b></p> <p>B/04/0157 - outline application for 6 dwellings - no decision. Adjacent existing settlement and development boundary, but would be encroachment into mineral buffer zone that crosses site and open countryside. No suitable form of access and heritage constraints. Part of site heavily wooded. Old brickworks on part of site, potential land contamination. Potential surface water/drainage issues. South part of site grassland &amp; woodland of high ecological value, ecology survey required for northern part. Potential to include part of site within development boundary. Site not suitable for allocation.</p>		<p>The site has not been taken forward as an allocation in the draft LDP however, part of the site has been included within the development boundary to allow the opportunity for further development within the settlement during the plan period.</p>
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<p><b>Candidate Site: 851</b>  <b>Site Address: Land at Bryn y Groes Farm</b></p> <p>Within existing settlement and development boundary. Site already exists as housing allocation B31 HA1 in UDP. Development brief for site. Site would represent a significant extension to the settlement. Visual and landscape impact would be significant. Lack of community support for the site.</p>		<p>The site has been taken forward as an allocation in the draft LDP due to a Planning Application being lodged. This was approved in October 2015.</p> <p>Allocation No.: P58 HA10</p>
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<p><b>Candidate Site: 852</b>  <b>Site Address: Land north of Bryn y Groes Farm</b></p> <p>Adjacent existing settlement and development boundary (adjacent to CS 851). Would be a natural extension, highways - red although highways could be arranged through adjacent CS 851, but depends on internal layout already proposed in app P/2012/0346 on CS 851. Opportunity to create larger development with both CS sites, although potential encroachment on to open countryside. Access proposed for cs 851 could only serve max 200 dwellings. Consider only allocating southern part of site for max 45 dwellings to round off development if needed and if visual impact can be sufficiently mitigated.. Upper part of site more elevated and visible. Site not needed. Lack of community support for allocation.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as the site is not needed, may be considered an incursion into the open countryside and there is a lack of community support for allocation.</p>
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<p><b>Candidate Site: 865</b>  <b>Site Address: Land to south west of Welfare Hall</b></p> <p>Planning application P/2012/1291 - COU of land for construction of new Transport Interchange comprising 4 no bus parking bays, bus turning area, access ramp, welfare block and bus shelter and demolition of all existing buildings on site. Site under construction. Consider through policy approach.</p>		<p>The site has not been taken forward as an allocation in the draft LDP however, the site has been included within the development boundary to allow the opportunity for further development within the settlement during the plan period. A transport interchange on this site could be considered through a policy approach.</p>
<p><b>Candidate Site: 869</b>  <b>Site Address: Gurnos Primary School</b></p> <p>see CS 731.</p>		<p>This site has been taken forward as a housing allocation in the draft LDP as it represents logical infilling. Planning permission has since been granted so the site is now a Commitment.</p> <p>Commitment No: P58 HC2</p>
<p><b>Candidate Site: 885</b>  <b>Site Address: Land at Penrhos Farm</b></p> <p>Adjacent/in between existing settlement and development boundaries of Penrhos and Cae'r-bont. Planning History: B/06/0291 - National Cycling Activities Centre on Sustrans route 43. B/02/0244 - removal of condition for Cycling Centre. B/04/0426 - reserved matters in relation to Cycling Centre. Next to mineral buffer zone. Ecology surveys required. Could be logical extension of boundary, although it could be encroaching on to the open countryside separating each Penrhos and Caerbont if whole site was allocated. Old brickworks on part of site, potential land contamination. Woodland part of site to remain undeveloped. Lack of community support for site.</p>	 <b>Part allocated</b>	<p><b>Summary:</b></p> <p>Only part of the site has been taken forward as an allocation in the LDP as the remainder of the site is constrained.</p> <p>Allocation No.: P58 HA9</p>
<p><b>Candidate Site: 979</b>  <b>Site Address: land at Bethel Road</b></p> <p>Site not requiring LDP allocation - acceptability of Household Waste Centre has already been determined through the planning application process - the proposal has been judged against the policy/criteria found in the adopted development plan.</p>		<p>This site does not require an LDP allocation.</p>


<p><b>Candidate Site: 990</b>  <b>Site Address: Maescynnog play area, James Street</b></p> <p>Within existing development and settlement boundary. Could be logical small area of infill, as long as it doesn't encroach on to adjacent protected open space as allocated in UDP. Potential for minimum number of dwellings with access via Llanfaes Street. Following boundary amendment to exclude floodzone, site size no-longer justifies allocation. Retain within the development boundary.</p>		<p>The site has not been taken forward as an allocation in the draft LDP however, the site has been included within the development boundary to allow the opportunity for further development within the settlement during the plan period. IT does not warrant an allocation because of its size.</p>
<p><b>Candidate Site: 991</b>  <b>Site Address: Penrhos playing field, Brecon Road</b></p> <p>Within existing settlement and development boundary. Opportunity for infill, although potential encroachment on to maintained grassed area and Right of Way. However a limited amount of development avoiding the Right of Way, would still leave a grassed area to the West of the site and the adjacent children's play area. Limited development would meet highway requirements.</p>		<p>The site had been taken forward as an allocation (P58 HA4) however it has now been deleted as a result of further evidence received.</p>
<p><b>Candidate Site: 1157</b>  <b>Site Address: Ystrad Fawr Tip</b></p> <p>Question highways comment - potentially extend existing cul de sac Waun Gyrlais, although development would be limited given the capacity the cul de sac means of access could support, potential contaminated land and extent of impact on local biodiversity, with implications on cost/deliverability. Part of site (adjacent Waun Gyrlais) to remain in candidate site process, but to be used if we don't have enough land. Further detailed survey work required to determine impact on ecology and extent of land contamination. Significant highways improvements would be required. Ecology - MG5 grassland habitat requiring protection. Part of site being used to mitigate loss of habitat during development of adjoining new school. Small area may be acceptable, however, given inclusion of buffer required, limited developable area likely to remain. Unsuitable to develop.</p>		<p>The site has not been taken forward as an allocation in the draft LDP as the site is constrained, most significantly by biodiversity. It is therefore considered that site commitments and more appropriate site allocations identified elsewhere will meet the growth requirement of the settlement over the plan period.</p>
<p><b>Candidate Site: 1170</b>  <b>Site Address: Land at Jeffreys Arms</b></p> <p>Site is part of UDP site B30 HA1. Within existing settlement and development boundary. Would be logical place for dwellings and has received planning</p>		<p>Committed Site: P58 HC1</p>




<p>permission - Planning application P/2011/116 - demolition of public house and outbuilding. Erection of 18 dwellings with associated access road parking etc - granted subject to S106. Although site not developed yet so question deliverability? Ecology concerns, need to protect southern section. Amend site boundary to exclude wooded area.</p>		
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<p><b>Candidate Site: 1182</b>  <b>Site Address: Ynysbydfe Farm</b></p> <p>Adjacent existing settlement and development boundary of Cae'r-lan. Could be logical extension, continuing development along main road into Ystradgynlais.</p>		<p><b>Summary:</b></p> <p>The site has been de-allocated (previously allocated as P58 HA8) as a result of the site owner revising their intentions for the site.</p>
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<p><b>ASN88</b>  <b>Site Address: Land at 2 Ark Cottages, Ystradgynlais</b></p>		<p><b>Summary:</b></p> <p>It is not considered that the inclusion of this site would be in the public interest as sufficient allocations in Ystradgynlais, which is 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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<p><b>ASN89</b>  <b>Site Address: Extension to Housing Allocation P58 HA3, Ystradgynlais</b></p> <p>No major constraints seem to be present, with the exception of Highways where a problem exists with the capacity and layout of the road where P38 HA3 meets it. If P58 HA3 is laid out in such a way as to accommodate the extra traffic that ASN89 would generate then these constraints can be overcome.</p>		<p><b>Summary:</b></p> <p>Site is considered suitable for residential housing has been Allocated.</p> <p>Allocation No.: P58 HA11</p>
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<p><b>ASN90</b>  <b>Site Address: Site at former Cynlais School Playing Fields</b></p> <p>Whilst site is currently outside the UDP Development Boundary it can present a logical extension to it.</p>		<p><b>Summary:</b></p> <p>Site is considered suitable for residential housing so has been Allocated.</p>
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<p>Highways access onto Main road can be overcome and site no longer considered to be at risk from Flooding. Therefore site can be Allocated.</p>		<p>Allocation No.: P58 HA12</p>
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