



Settlement: LLANFECHAIN

Site Summary		Site allocated in LDP
Candidate Site: 708	Land west of Wesley Terrace	X
Candidate Site: 711	Land north of Church	✓
Candidate Site: 764	Ceunant Buildings	X
Candidate Site: 832	Land to north-west Maes Mechain	X
Candidate Site: 899	Maes Mechain School	X
Candidate Site: 1068	Land off Maes Drew	X
ASN61:	Land south of B4393 Domen Gastell to Old Station Yard	X
ASN62:	Land South of Old Railway Line Gwern to Fridd Haulage Coal Yard	X
ASN63:	Land at Maesteg Fields	X

Site		Summary
<p>Candidate Site: 708 Site Address: Land west of Wesley Terrace</p> <p>The highways and flooding issues highlighted that deem this site unsuitable are consistent with the Inspectors conclusions when looking at this site previously. Therefore it is recommended we go with the Inspectors previous decision to reject the site.</p>	X	<p>The site has not been taken forward as a housing allocation as it is constrained, most significantly by flooding and access issues. It is therefore considered that a more appropriate site allocation identified elsewhere will meet the housing requirement of the settlement over the plan period.</p>

<p>Candidate Site: 711 Site Address: Land north of Church</p> <p>Inspector rejected this site in the past due to impact on the conservation area, however PCC Built Heritage recommend that subject to good design and materials the development could go ahead. Although some concerns from CPAT (orange). Boundary has now been amended to remove an area at risk from flooding. Discussions have been ongoing regarding highways access with the landowner (access via Maes Dinas. Logical extension to settlement.</p>	✓	<p>The site has been taken forward as a housing allocation on the draft LDP as it is considered a logical extension to the settlement. It is considered the identified constraints can be adequately addressed at the detailed planning stages.</p> <p>Allocation No: P31 HA1</p>
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<p>Candidate Site: 764 Site Address: Ceunant Buildings,</p> <p>Site would elongate the village, other more central sites would be preferential to the character of the village. Barns are within development boundary.</p>	X	<p>The site has not been taken forward as a housing allocation in the draft LDP as other more central sites would be preferential. Also part of the site does fall within the development boundary and could therefore be considered for redevelopment under a policy</p>
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		approach. It is therefore considered that a more appropriate site allocation identified elsewhere will meet the housing requirement of the settlement over the Plan period.
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<p>Candidate Site: 832 Site Address: Land to north-west Maes Mechain</p> <p>Due to the high number of constraints particularly the Motte and Bailey and highways access this site is considered unsuitable when there are more appropriate sites that can be developed.</p>		<p>The site has not been taken forward as a housing allocation as it is constrained, most significantly by access issues. It is therefore considered that a more appropriate site allocation identified elsewhere will meet the housing requirement of the settlement over the plan period.</p>
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<p>Candidate Site: 899 Site Address: Maes Mechain School</p> <p>School site not currently deliverable as in use. The Open Space facilities are of particular importance to the village and include a football pitch and play area. The school site is within the development boundary and therefore could be developed as part of a brownfield policy at some time in the future ensuring any development does not result in the loss of any protected open space.</p>		<p>The site has not been taken forward as a housing allocation in the draft LDP but it does fall within the development boundary and could therefore be considered for redevelopment under a policy approach. It is therefore considered that a more appropriate site allocation identified elsewhere will meet the housing requirement of the settlement over the Plan period.</p>
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<p>Candidate Site: 1068 Site Address: Land off Maes Drew</p> <p>Site was considered as part of the UDP Inquiry where the Inspector commented on the sites few constraints. Reference is made in the Inspectors Report to the need for a cordon sanitaire so discussion with Env Health would be required. Site would need to be accessed using both access points to reduce the impact at existing junctions. Housing requirement has already been met for this settlement through a more favourable allocation.</p>		<p>The site has not been taken forward as a housing allocation in the draft LDP. The housing requirement has already been met for this settlement through a more favourable allocation. It is therefore considered that a more appropriate site allocation identified elsewhere will meet the housing requirement of the settlement over the Plan period.</p>
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<p>ASN61: Land south of B4393 Domen Gastell to Old Station Yard</p>		<p>It is recommended that the site is not identified as a residential allocation or included within the development boundary of the Local Development Plan for the following reasons: the site is further away from the heart of the settlement and facilities than the</p>
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		<p>site allocation proposed in the Deposit plan, and The site is a lot larger than what is required and it is unclear who the landowner(s) are/ is and their intentions.</p>
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<p>ASN62: Land South of Old Railway Line Gwern to Fridd Haulage Coal Yard</p>		<p>It is recommended that the site is not identified as a residential allocation or included within the development boundary of the Local Development Plan for the following reasons: the site is further away from the heart of the settlement and facilities than the site allocation proposed in the Deposit plan, and The site is a lot larger than what is required and it is unclear who the landowner(s) are/ is and their intentions.</p>
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<p>ASN63: Land at Maesteg Fields</p>		<p>It is recommended that the site is not identified as a residential allocation or included within the development boundary of the Local Development Plan for the following reasons: the site is further away from the heart of the settlement and facilities than the site allocation proposed in the Deposit plan, and The site is a lot larger than what is required and it is unclear who the landowner(s) are/ is and their intentions.</p>
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