

0122 Mr Eric Lewis

	Land at Penhyddwaelod, Bryn AS(N) 41	
Currently Representing Ourselves		

Land at Brynna Road, Cwmafan

The site was put forward as a Candidate Site for residential development focussing on social housing.

The Candidate Site Assessment Report concluded that the site whilst adjacent to existing settlement would be considered as urban expansion and would be highly visible.

The site constraints were regarded as topography, bio diversity and highways.

The landowner has produced further work on the site and believes to have eliminated these constraints.

The site is greenfield but has the benefit of proximity to the existing settlement with its amenities and infrastructure. Wales is a country of valleys and mountains and non flat sites often deliver a most interesting development sites. The site offers the opportunity for many new affordable units in an area with currently ageing stock. Mention the amenities, shops, the position with schools, public transports. There are other greenfield sites in the plan.

It was highlighted that the access arrangements to the site were inadequate but with the purchase of additional space it is believed that the requirements of the highways can be met providing the required width, gradient, footpath arrangement and visibility splay.

Conversations have taken place with NPT homes as to a welfare housing development and this was met with enthusiasm, also You might want to add that you have made informal inquiries of the landowners ie the council?

A habitat study has revealed that subject to care with hedgerow there are no reasons why the site cannot be developed . Can you extract from the report the executive summary or conclusion to include?

It is believed that the site could de easily delivered within the first period of the plan.

The Biodiversity report will be forwarded 20th April 2015

Attached are costs for road expansion