

Potential site analysis for site 460, Land between Llysgwaun & Jabes Chapel Cemetery, Pontfaen

Associated settlement **Pontfaen**
LDP settlement tier **Rural centres**
Community Council area **Cwm Gwaun**
Site area (hectares) **0.36**

Site register reference(s) (if proposed as development site for LDP) No LDP site registration

Relationship to designated areas

Within 500 metres of a SAC.

Not within 500 metres of a SPA.

Not within 500 metres of a National Nature Reserve.

Not within 100 metres of a Local Nature Reserve.

Not within 500 metres of a Marine Nature Reserve.

Not within 100 metres of a Woodland Trust Nature Reserve.

Not within 100 metres of a Wildlife Trust Nature Reserve.

Not within 100 metres of Access Land.

Not within 100 metres of a Scheduled Ancient Monument.

Not within 50 metres of a Listed Building.

Not within 500 metres of a Historic Landscape Area.

Not within 100 metres of a Historic Garden.

Partly within Contaminated Land.

Not within airfield safeguarding zones for buildings under 15m high.

Not within HSE safeguarding zones.

Not within MoD safeguarding zones for buildings under 15m high.

Site includes a Tree Protection Order.

Within 100 metres of ancient or semi-natural woodland.

Underlying Agricultural Land Classification: non-agr (1 is Agriculturally most valuable, 5 is least valuable).

Not within a quarry buffer zone.

Not within safeguarded route for roads or cycleways.

No Public Right of Way.

Not a Village Green.

Stage one commentary

Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.

Does the site pass stage one site criteria tests? **Yes**

Stage two evaluation

Ownership Not known.

General overview

Greenfield or Brownfield/PDL Greenfield **Estimated number of dwellings** 0

Adjoining uses and access

Visible constraints to development

Impact on National Park's Special Qualities Pontfaen is a dispersed settlement within the steep-sided wooded river valley of Cwm Gwaun. The church and the bridge are the primary local landmark features. This is a tranquil, rather isolated old settlement, set in a largely unspoilt traditional agricultural landscape. The site occupies the sloping valley side at the rear of the chapel which contributes to the setting of this settlement. The dispersed buildings are located along the roadside and development of this site would alter this pattern considerably. Development of the site would have an adverse impact on the special qualities of the National Park.

Landscape impact mitigation measures

Affordable housing capacity assessment

General notes

Development planning history

Subject to an objection during the Local Plan process

Planning application history (planning applications within, overlapping or adjacent to the potential site)

Application code	Application type	Proposal	Decision	Decision date
00/295	OL	Dwelling	APP	15-Sep-2000
01/381	RM	Dwelling	APP	08-Oct-2001

Summary of geological risk (class A is lowest risk, class E is highest risk)

Running sand class A; compressible ground class A; landslide class D; no soluble rocks; shrink swell class A

Summary of flood risk (from TAN 15)

Not within a TAN 15 zone

Public transport service No service at all.

Distance from potential sites to selected services in kilometres

Nearest shop	5.05	Nearest doctor	5.86
Nearest pub	0.15	Nearest Dentist	6.11
Nearest primary school	0.39	Nearest secondary school	8.46
Nearest post office	0.58	Nearest petrol station	5.01
Nearest community hall	0.09	Nearest police station	7.85
Nearest letter box	0.24	Nearest library	7.68
Nearest place of worship	0.06	Nearest cash point	5.76
Nearest sports ground	5.04		

* Distances are in kilometres, 'as the crow flies'

Consultee responses

Consultee	Date of response	Response
Countryside Council for Wales		Not consulted
Environment Agency Wales		Not consulted
PCC Highways		Not consulted
Dwr Cymru		Not consulted

Reasons site is suitable for development

Reasons site is not suitable for development	This is a significantly wooded area of sloping land in Pontfaen. Development of this site would have a detrimental effect on the landscape.
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Does the site pass stage two tests? No **Proposed use**