

Potential site analysis for site 505, Garage Opposite Glanafon, Llanychaer

Associated settlement **Llanychaer**
LDP settlement tier **Rural centres**
Community Council area **Cwm Gwaun**
Site area (hectares) **0.01**

Site register reference(s) (if proposed as development site for LDP) 3181/SR35

Relationship to designated areas

Not 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.

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.

Not within 50 metres of 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.

Not within 10 metres of a Tree Protection Order.

Within 100 metres of ancient or semi-natural woodland.

Underlying Agricultural Land Classification: 4 (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 Private

General overview It is difficult to view this site from publicly accessible places, although during the winter months more open views would be available from the right of way along the northern river bank. The site slopes steeply downwards to the north, from the road. There is currently a building on the road frontage.

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

Adjoining uses and access The site fronts the road through Llanychaer. To the rear (north) is open and undeveloped land. The site lies between the gardens of properties to the east and west. Access would be directly from the road frontage.

Visible constraints to development The site slopes steeply which would limit the available developable area of land. Would also need to consider the impact of development at this location on its surroundings. Development would also be likely to cause loss of privacy and amenity to the property to the north.

Impact on National Park's Special Qualities Llanychaer has a strong sense of place created by the valley setting, steep valley sides with dense woodland cover and mature hedgebanks. The village has a traditional built form set along the main roads within a tranquil rural area. This site fronts the main road running through the village and its development would not impact on the special qualities of the National Park. The size of the site and topography, however, is restrictive and the height above surrounding sites would lead to loss of privacy and amenity in other residential properties.

Landscape impact mitigation measures

Affordable housing capacity assessment

General notes

Development planning history

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

Application code	Application type	Proposal	Decision	Decision date
98/345	FULL	Erection of dwelling and temporary siting of caravan	APP	01-Jul-1999

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

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

Summary of flood risk (from TAN 15)

Not within a TAN 15 zone

Public transport service Services on one to four days a week.

Distance from potential sites to selected services in kilometres

Nearest shop	3.51	Nearest doctor	3.61
Nearest pub	0.04	Nearest Dentist	3.54
Nearest primary school	3.5	Nearest secondary school	4.24
Nearest post office	0.02	Nearest petrol station	3.66
Nearest community hall	3.59	Nearest police station	3.66
Nearest letter box	0.03	Nearest library	3.46
Nearest place of worship	0.61	Nearest cash point	3.38
Nearest sports ground	3.52		

* 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	The site slopes steeply which would limit the available developable area of land. Would also need to consider the impact of development at this location on its surroundings. Development would also be likely to cause loss of privacy and amenity to the property to the north.
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Does the site pass stage two tests? No **Proposed use**