

Potential site analysis for site 740, Bridge Street, Llanychaer

Associated settlement **Llanychaer**
LDP settlement tier **Rural centres**
Community Council area **Cwm Gwaun**
Site area (hectares) **0.45**

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

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.

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.

No 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	This is a flat site lying at the bottom of a river valley in the small village of Llanychaer.		
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings	0
Adjoining uses and access	There is a river to the north and the village road to the south and east. The sewage works is located to the west of the site. Access would be directly from the village road.		
Visible constraints to development	The land is within a fluvial flood plain.		
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. A small scale residential development on this site could help to define the village green without harm to the special qualities of the National Park, but there are floodplain constraints to development.		

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)

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

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

Summary of flood risk (from TAN 15)

Wholly within TAN 15 Zone C2

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

Distance from potential sites to selected services in kilometres

Nearest shop	3.38	Nearest doctor	3.49
Nearest pub	0.1	Nearest Dentist	3.41
Nearest primary school	3.37	Nearest secondary school	4.11
Nearest post office	0.14	Nearest petrol station	3.54
Nearest community hall	3.47	Nearest police station	3.53
Nearest letter box	0.11	Nearest library	3.33
Nearest place of worship	0.52	Nearest cash point	3.25
Nearest sports ground	3.55		

* 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 land is within a fluvial flood plain.

Does the site pass stage two tests? No **Proposed use**