

Blackrock Assessment

Part Two

Introduction

The following section considers available land within Blackrock for future development.

The survey was undertaken in June 2009 by planning officers from the BBNPA.

Survey considered two different types of sites

(a) Candidate Sites

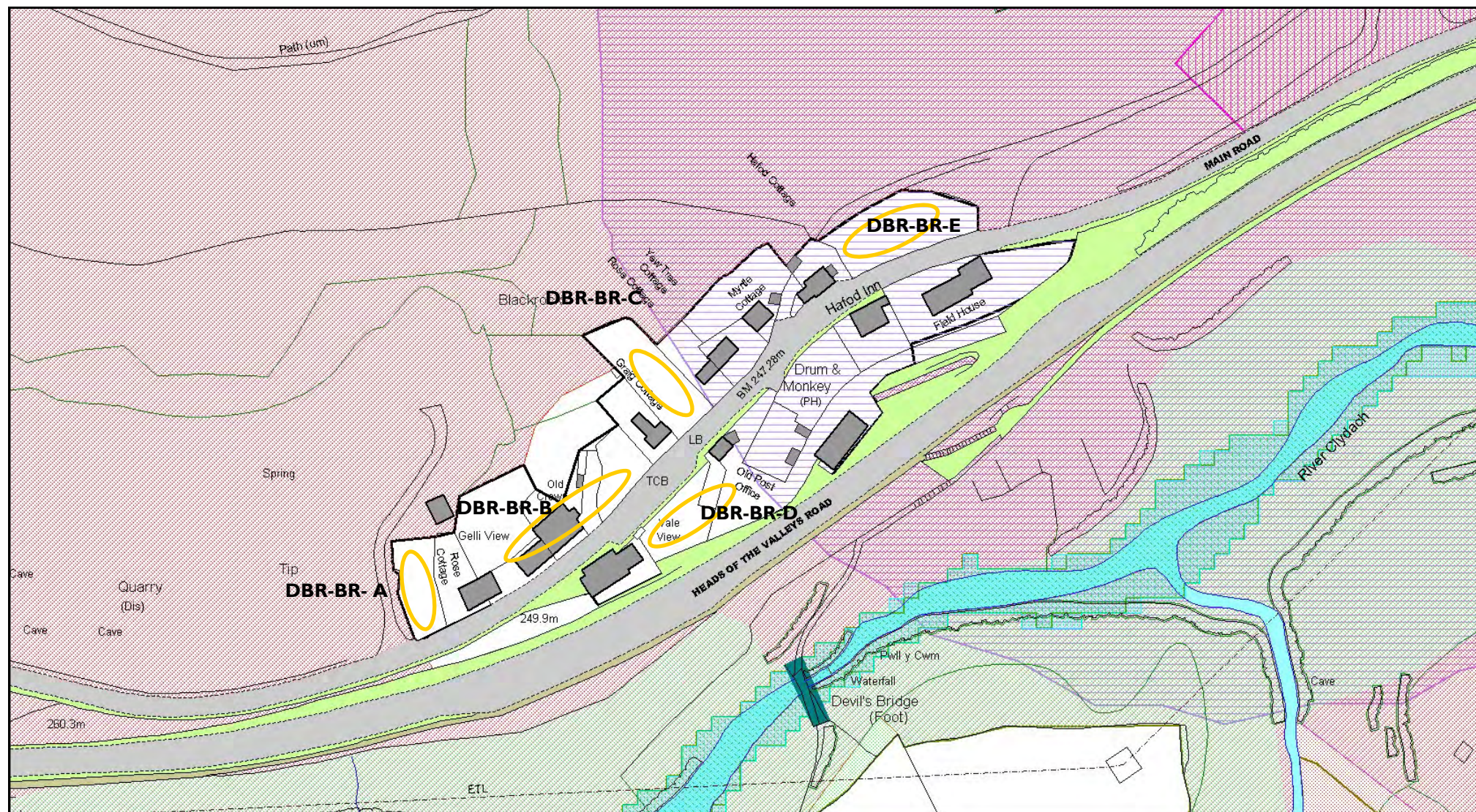
(b) Development Boundary Review Sites (including Development Boundary Review Candidate Sites and areas within current development boundary)

There were no **Candidate Sites** within Blackrock.

Development Boundary Review Sites are those areas of a settlement on or adjacent to current UDP development limits. These sites also include small candidate sites which were considered to be of a scale unsuitable for allocation within the LDP. These sites provide the BBNPA with alternative options for the development of an area. These assessments are speculative on the part of the BBNPA, and should any of these sites be considered suitable to accommodate necessary future growth they will be subject to deliverability assessment.

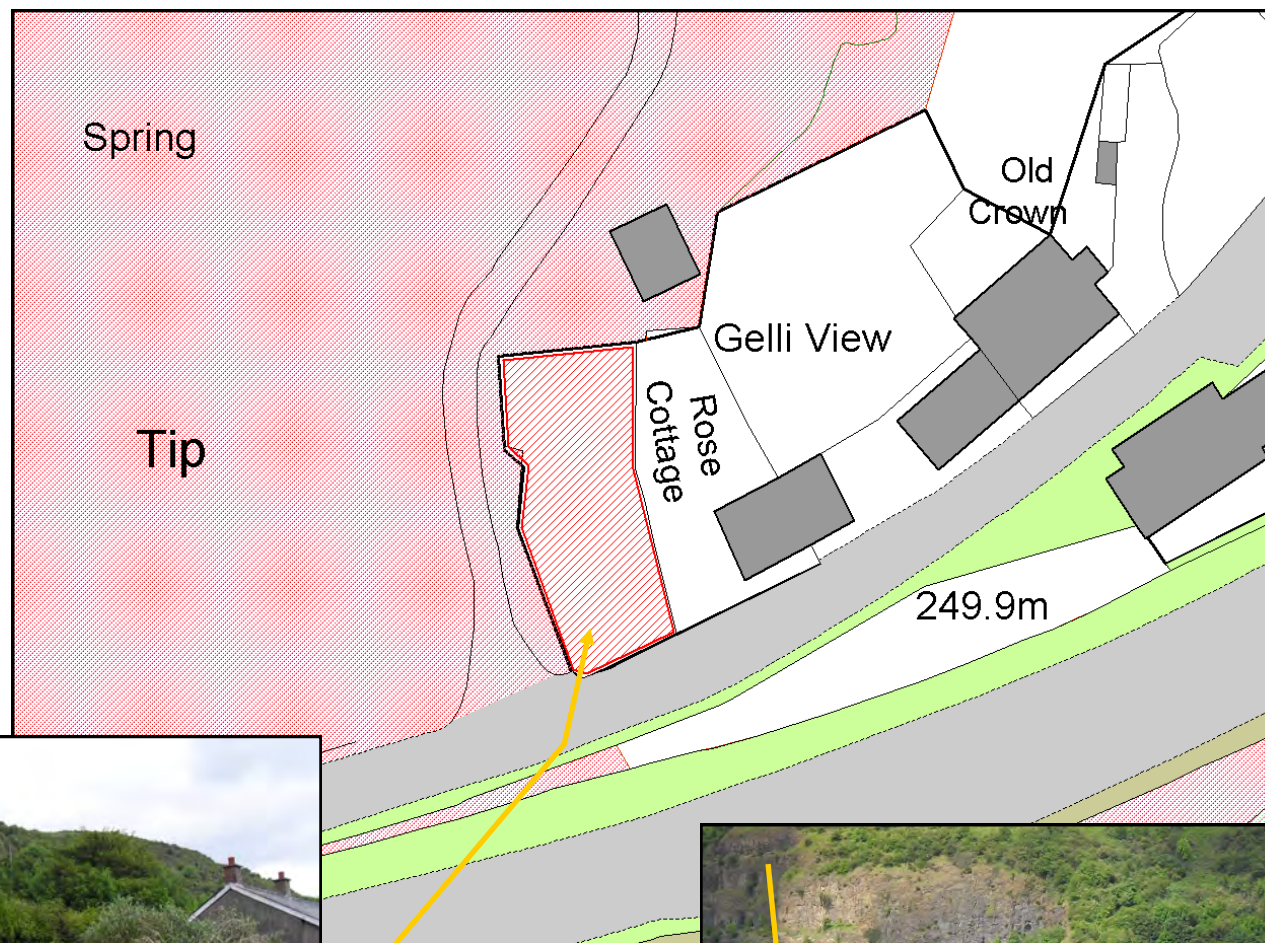
In surveying both types of site the BBNPA intends to merely assess the potential of the site to accommodate further growth and its impact on the settlement should development occur in the future. The survey considers all options for future development of the area, the inclusion of a site within this report does not necessarily mean that it will be included in the final Deposit LDP.

Blackrock Constraints Map—Areas of assessment indicated by letter



Development Boundary Review Site BR-A:

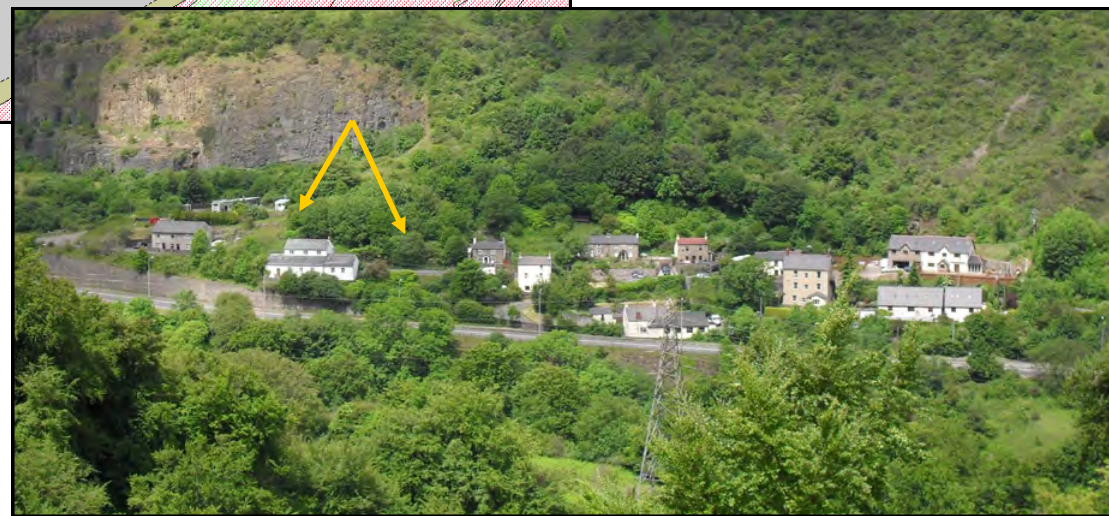
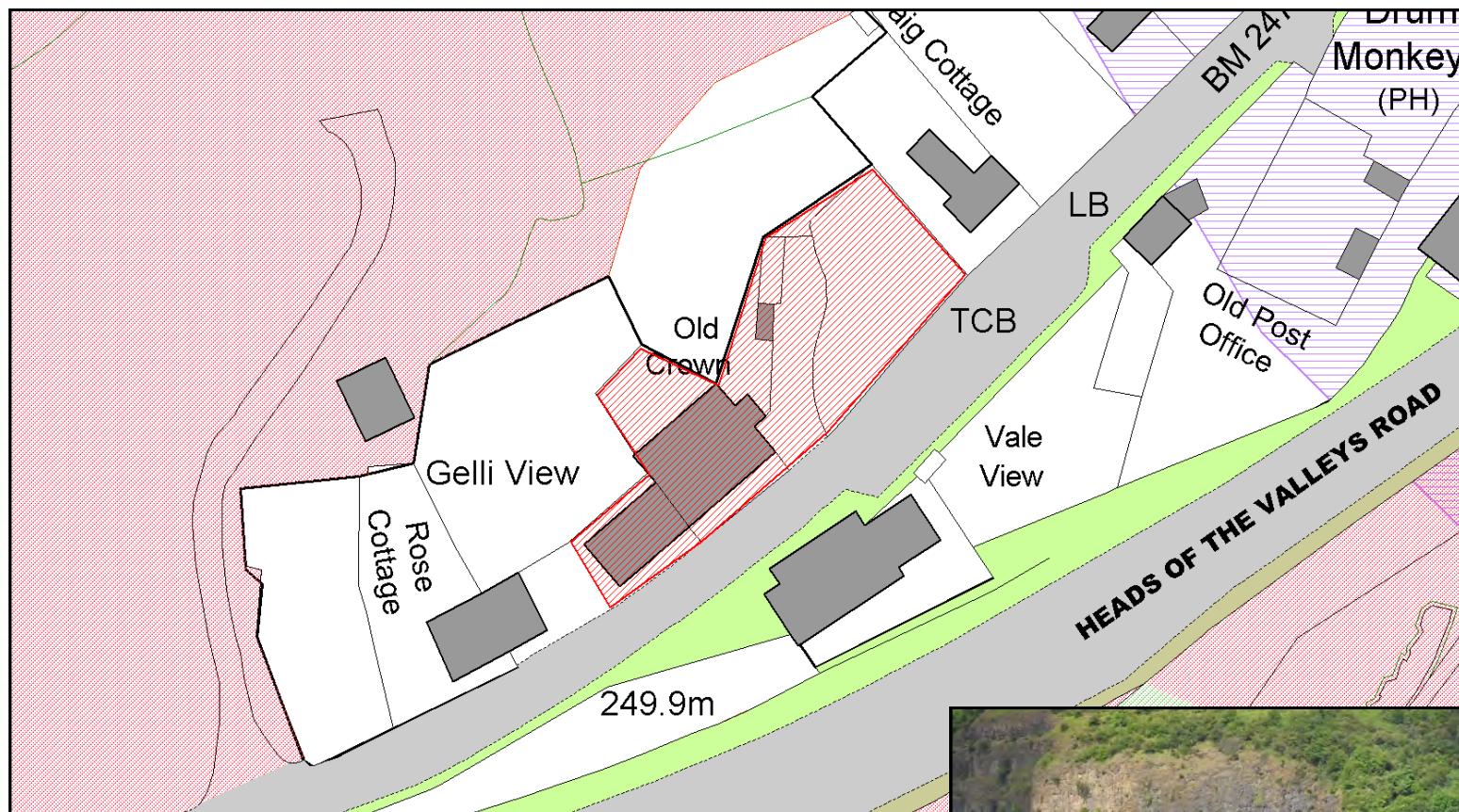
Land adjacent Rose Cottage



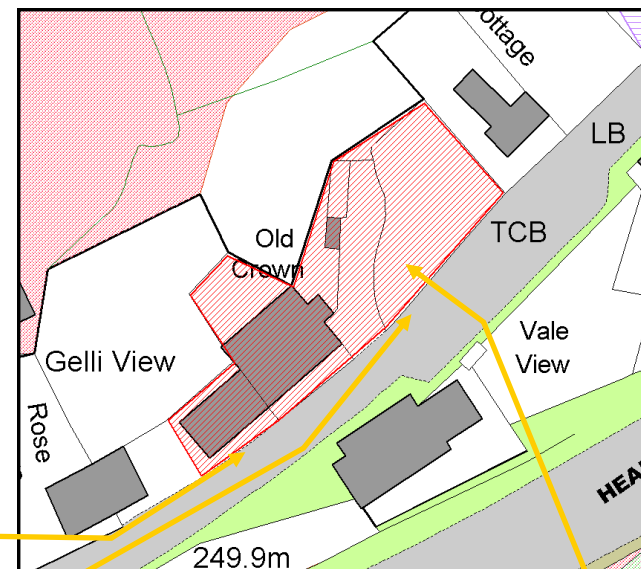
Development Boundary Review Site BR-A	
Current use of area	Unmaintained (overgrown)
Are there natural Constraints ?	Site slopes down from North to South and is raised approximately 1 metre from the road. Very small plot.
Are there any other constraints ?	Stone wall abutting road.
Development immediately adjacent?	Rose Cottage immediately adjacent to the East otherwise surrounded by rock/stone outcrops.
Impact on village setting if developed?	Plot is to the far Western extent of the settlement so would extend it slightly, however the size of the site would only accommodate one dwelling so impact would be extremely minimal.
Opportunity for extension / infill	Suitable plot for one dwelling and is within settlement development boundary.

Development Boundary Review Site BR-B:

Old Crown Land



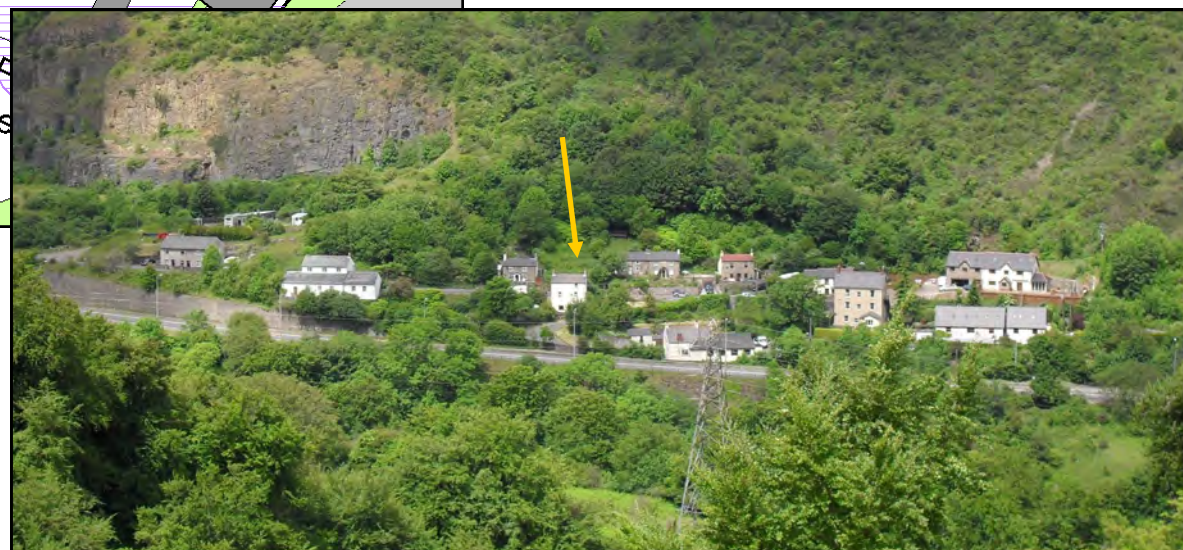
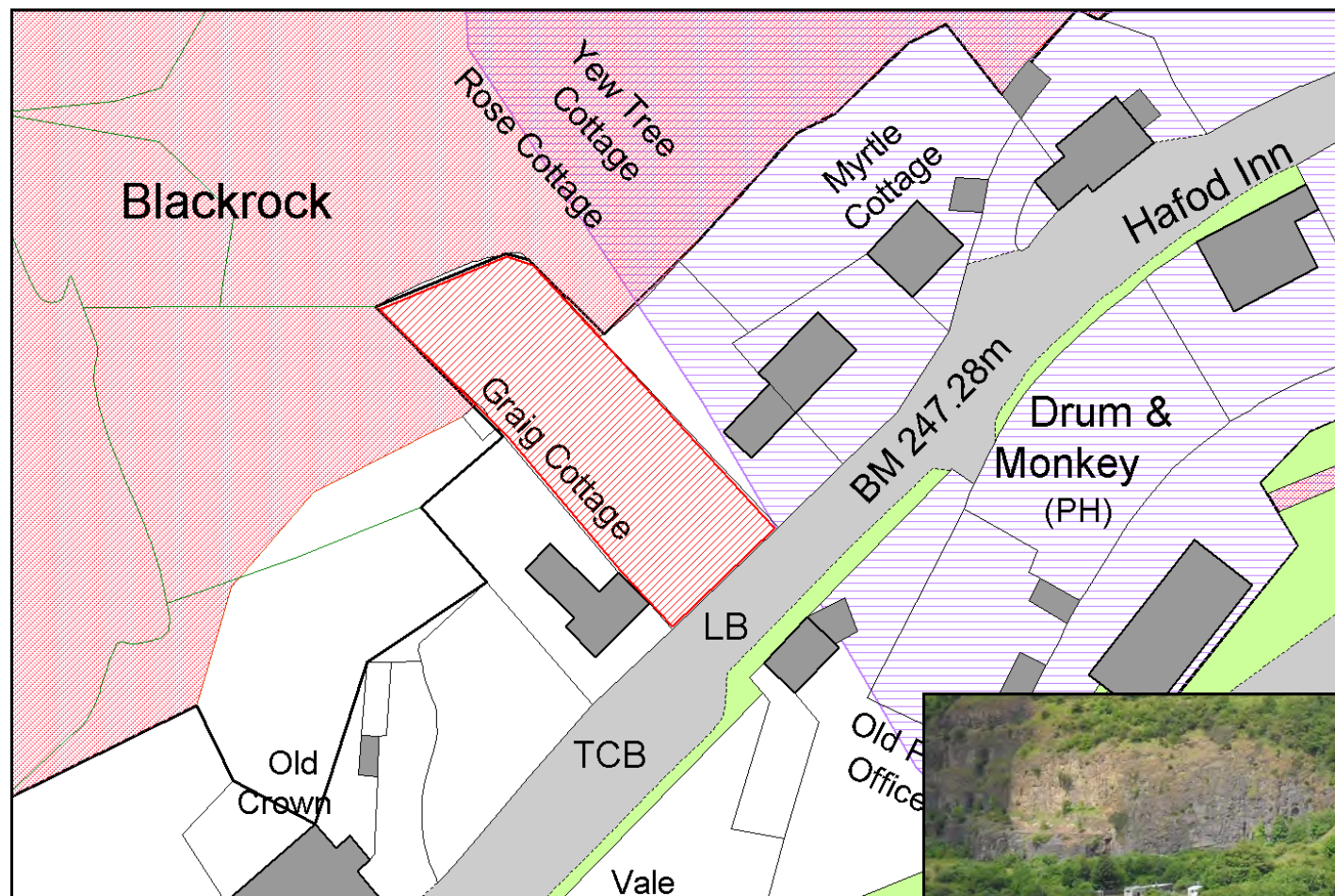
Development Boundary Review Site BR-B: Old Crown Land



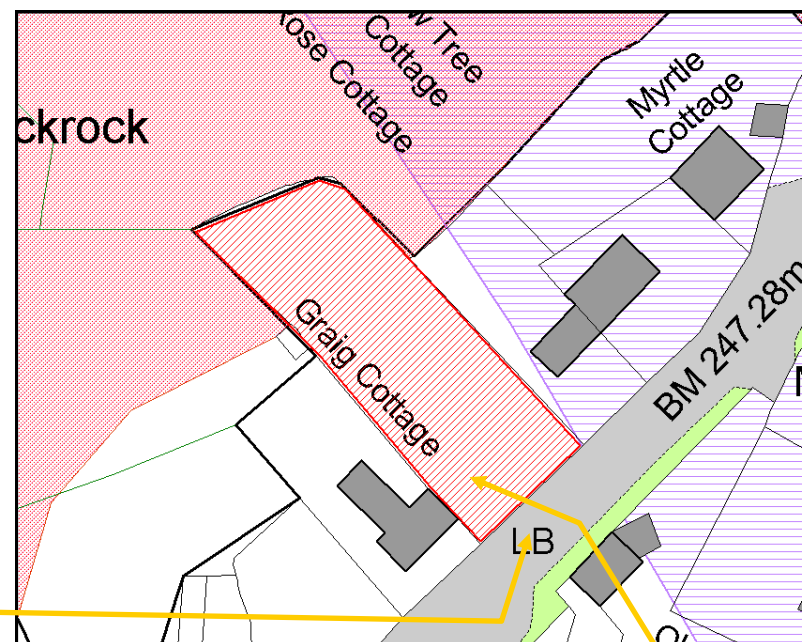
Development Boundary Review Site BR-B	
Current use of area	Unmaintained (overgrown). Note the Old Crown pub no longer exists.
Are there natural Constraints ?	Site slopes down from North to South and is raised as much as 2 or 3 metres in places from the road. Possibility of some ecological/biodiversity issues as the site has been unmaintained.
Are there any other constraints ?	Access is possible from the Southern extent of the site where it levels out with the road but is not ideal.
Development immediately adjacent?	Rose Cottage and Gelli View to the South-West and Graig Cottage to the North-East. Redundant Vale View opposite.
Impact on village setting if developed?	Very minimal impact as the site is between existing development and would appear as a logical infill plot.
Opportunity for extension / infill	Suitable Brownfield site for infill (could accommodate 2 to 3 dwellings). Within the settlement development boundary.

Development Boundary Review Site BR-C:

Land adjacent Graig Cottage



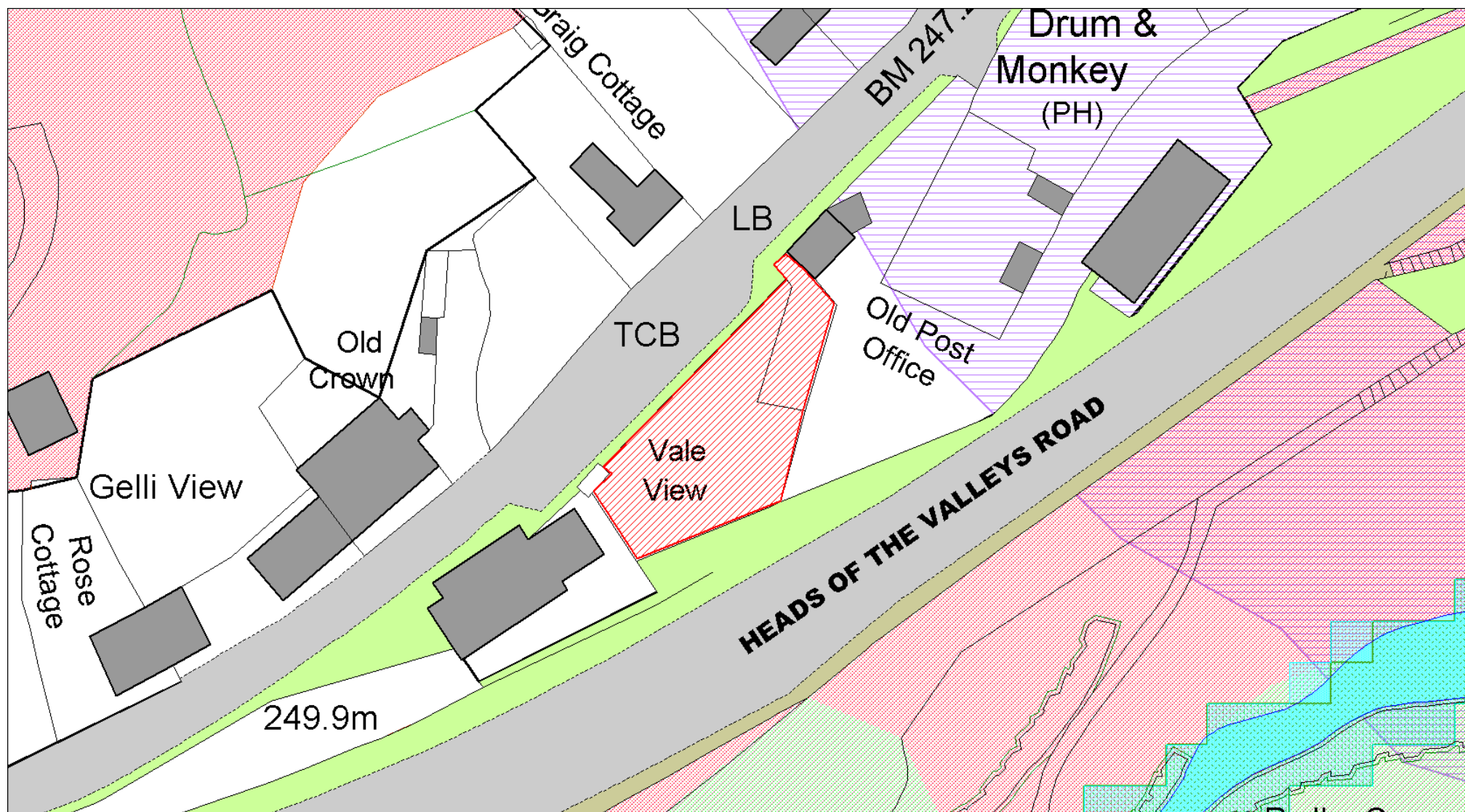
Development Boundary Review Site BR-C: Land adjacent Graig Cottage



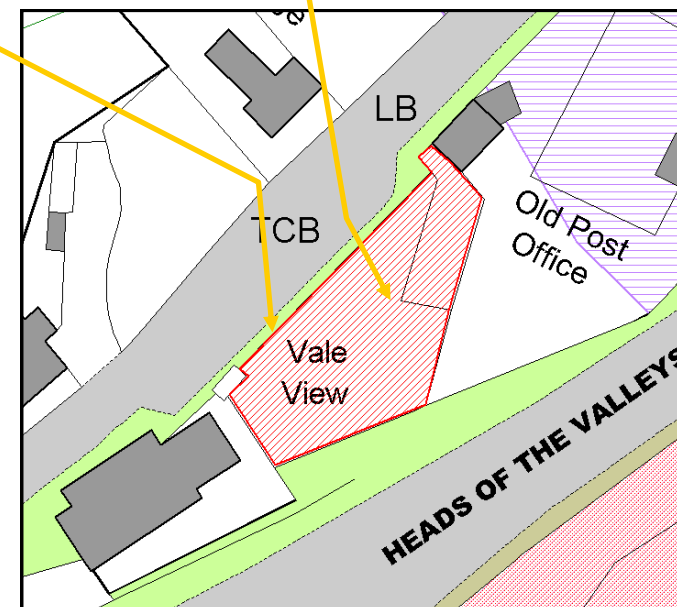
Development Boundary Review Site BR-C	
Current use of area	Unmaintained (overgrown)
Are there natural Constraints ?	Site slopes down from North to South and is raised as much as approximately 2 metres in places from the road. Possibility of some ecological/biodiversity issues as the site has been unmaintained
Are there any other constraints ?	Access to the plot and parking would be an issue due to the raised level of the road.
Development immediately adjacent?	West—Graig Cottage immediately adjacent. East—Rose Cottage and Yew Tree Cottage. Old Post Office opposite.
Impact on village setting if developed?	No impact as the plot is very small and would only accommodate one dwelling. Site sits between residential to the East and West so would appear as logical infill.
Opportunity for extension / infill	Suitable infill site for one dwelling considering appropriate access/parking can be achieved. Within the settlement development boundary. <u>Note:</u> Site has an Outline application (M21197) approved for “Proposed detached dwelling with car parking/turning”.

Development Boundary Review Site BR-D:

Land adjacent Old Post Office



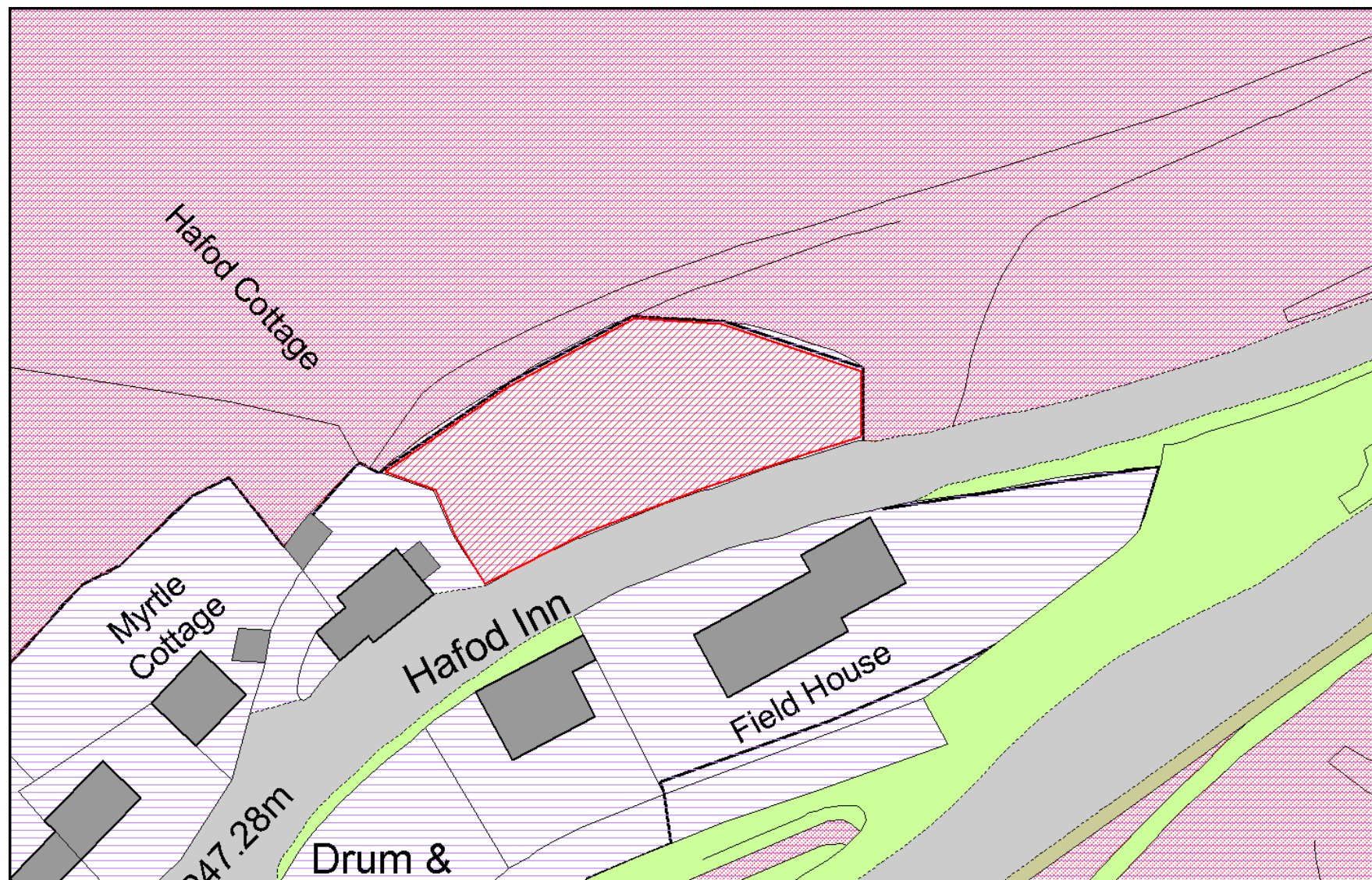
Development Boundary Review Site BR-D: Land adjacent Old Post Office



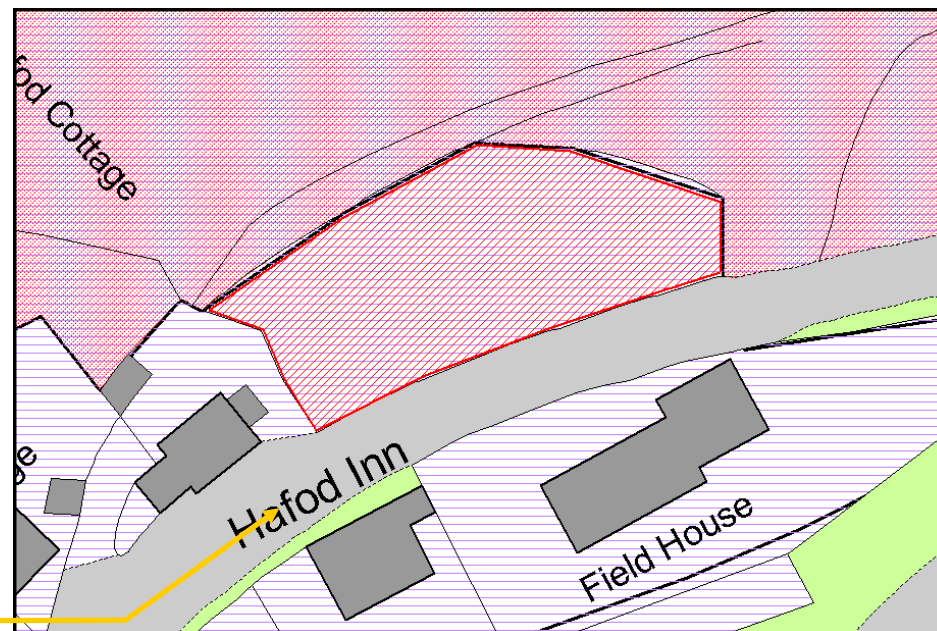
Development Boundary Review Site BR-D	
Current use of area	Unmaintained (overgrown)
Are there natural Constraints ?	Site slopes down steeply from North to South. Possibility of some ecological/biodiversity issues as the site has been left unmaintained.
Are there any other constraints ?	Site is very close to the main trunk road A465. Along the North-Western border of the site where it fronts Main Road is a disused bus stop now acting as a lay-by/car park. This would restrict access to the site as it would only be possible to enter from this road.
Development immediately adjacent?	Scattered two-storey dwellings to the North, East & West. A465 to the South.
Impact on village setting if developed?	Minimal impact—would appear as logical infill. Possibly visible from the A465 but no more than the existing dwellings.
Opportunity for extension / infill	Site would have little visual impact on the settlement from within or without, but the topography and access will impede development. Would be able to accommodate approximately 2 dwellings but other sites within Blackrock are preferable before considering this. The lack of development in this open space currently provides a brief break in the built form from Blackrock and a vista towards Llanelly Hill, which requires consideration.

Development Boundary Review Site BR-E:

Land adjacent Hafod Cottage



Development Boundary Review Site BR-E: Land adjacent Hafod Cottage



Development Boundary Review Site BR-E	
Current use of area	Developed—"Construction of dwelling with garage & new access"
Are there natural Constraints ?	
Are there any other constraints ?	
Development immediately adjacent?	
Impact on village setting if developed?	
Opportunity for extension / infill	None—site has been developed.

Appendices

1. List of Sources
2. Issue paper list
3. Sustainability Questionnaire Return
4. LANDMap Full Record
5. Key Neighbourhood Stats
6. ANY OTHER SUPPORTING INFORMATION
7. Candidate Site Assessment Matrices