

# Clydach Assessment

## Part Two

### Introduction

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

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

Survey considered two different types of sites

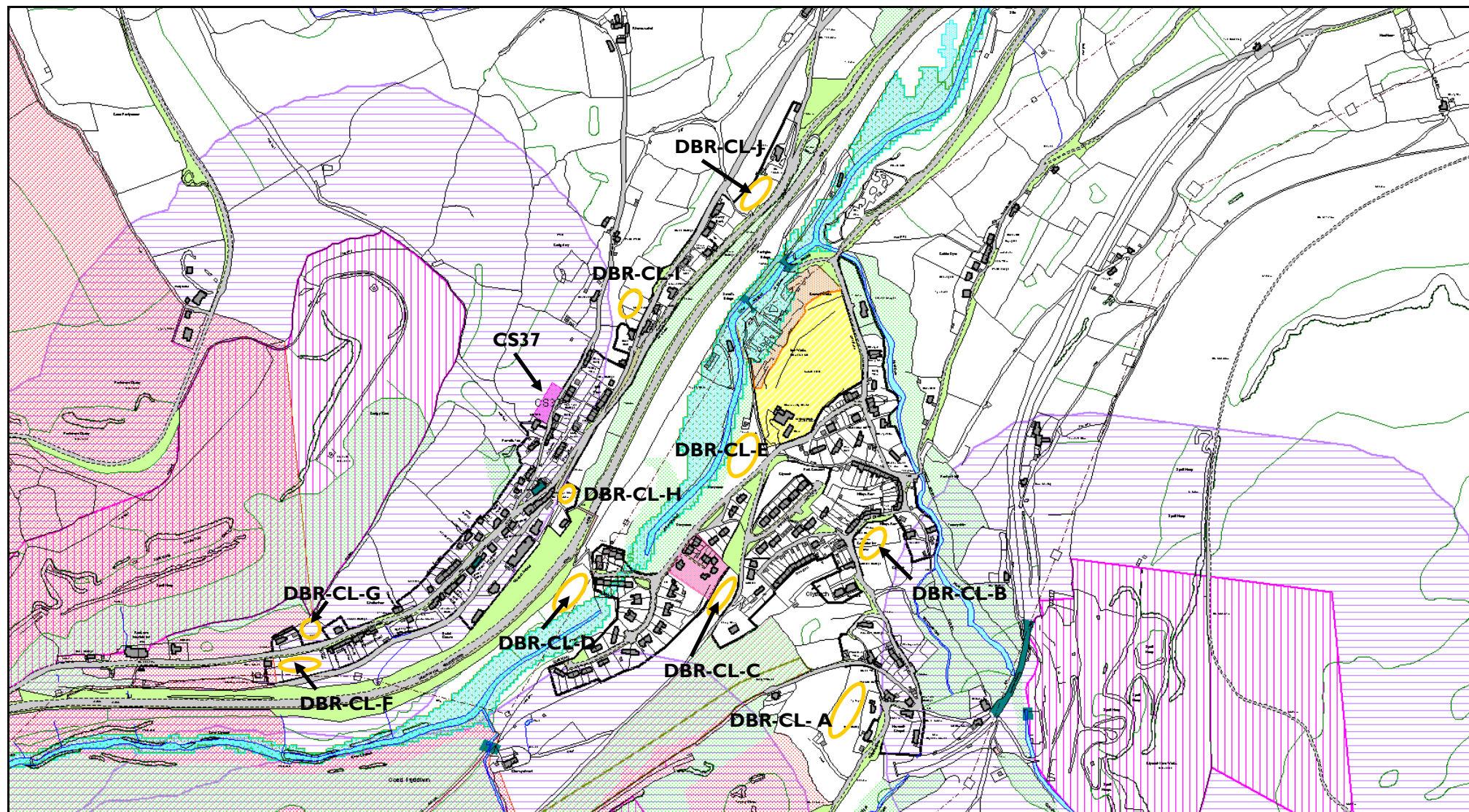
- (a) Candidate Sites
- (b) Development Boundary Review sites (including Development Boundary Review Candidate Sites and areas within current development boundary)

**Candidate Sites** are those areas of land submitted to the Authority for consideration within the LDP. Candidate Sites are the areas the BBNPA will look to first in consideration options for growth of the settlement. In considering the options for growth, Candidate Sites undergo detailed assessment to consider their suitability for future development, details of each candidate site within Clydach are given at appendix X. Part of this assessment requires detailed site survey, the findings of which are presented in the preceding section of this document.

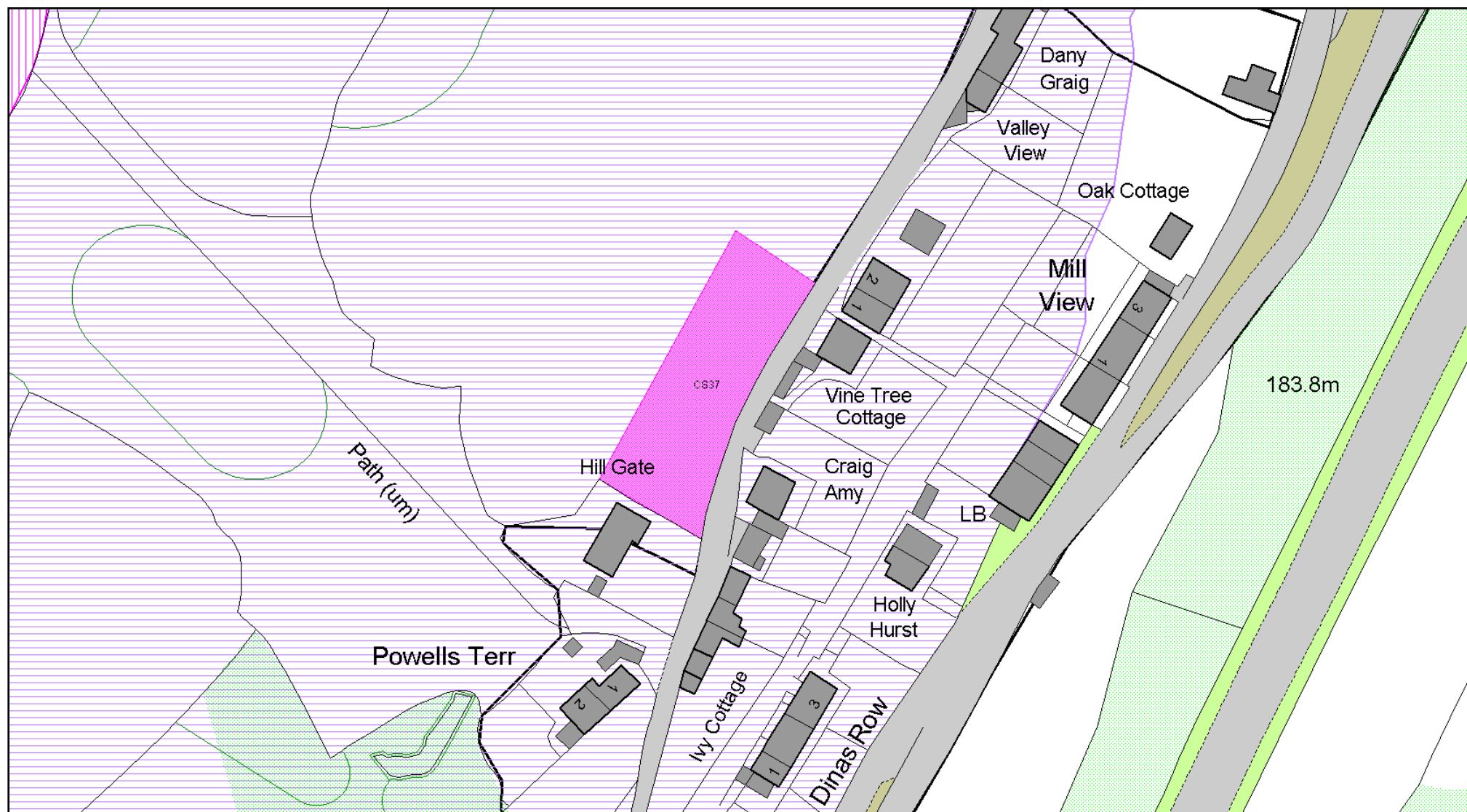
**Development Boundary Review Sites** are those areas of a settlement on or adjacent to current UDP development limits. These sites also include small candidate sites which were considered to be of a scale unsuitable for allocation within the LDP. These sites provide the BBNPA with alternative options 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.

# Constraints Map—Areas of assessment indicated by letter

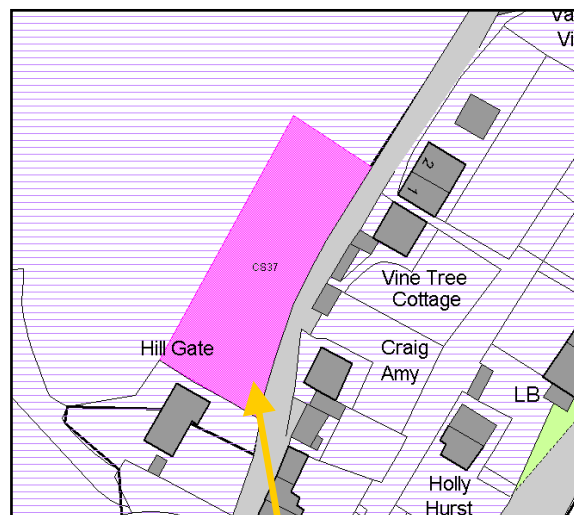


**Candidate Site 37:**  
**Land adjacent to Hillgate, Clydach**





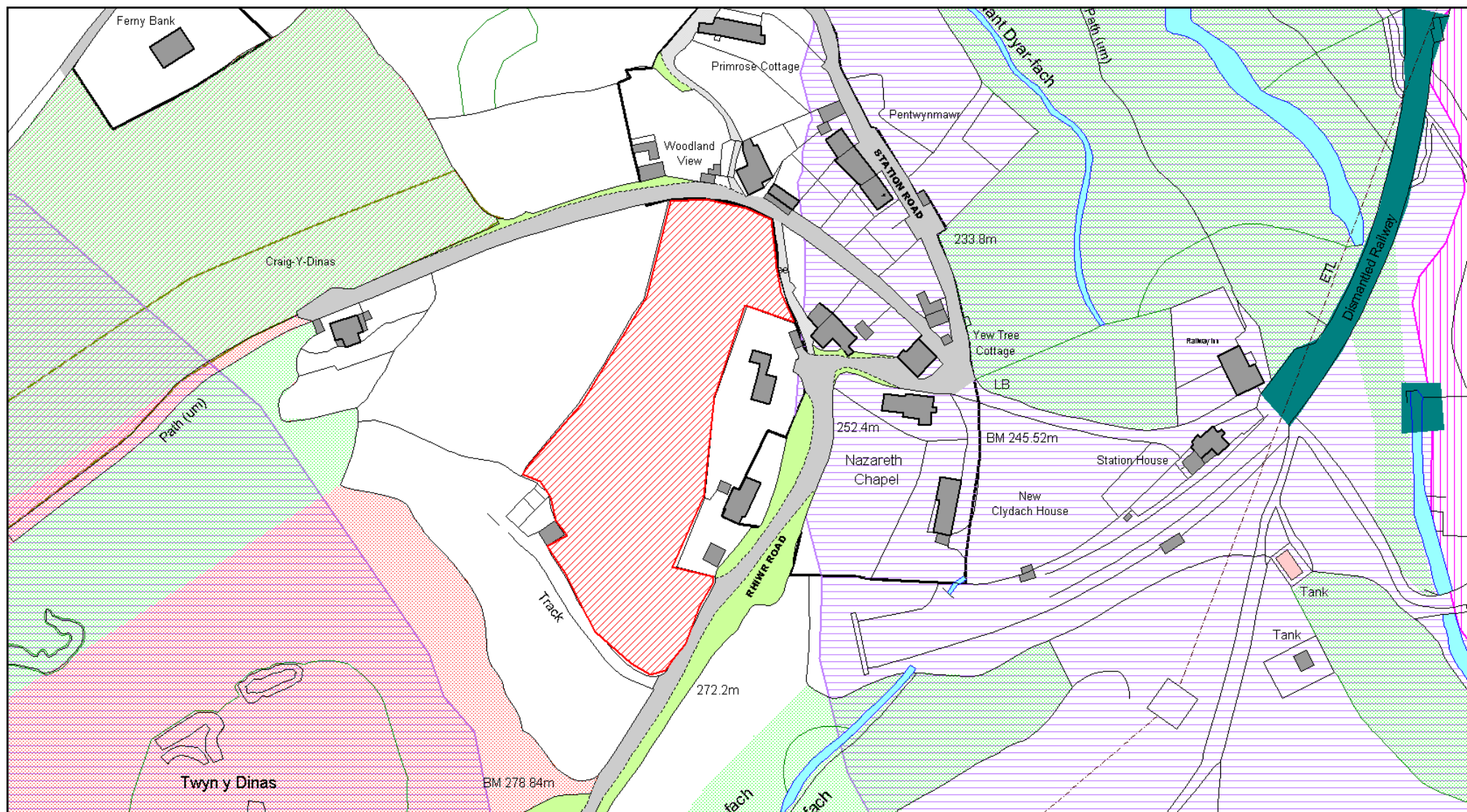
### Candidate Site 37: Land adjacent to Hillgate, Clydach



CS ID no	37	Site Name	Land adjacent to Hillgate, Clydach
Current use of area		Agriculture (overgrown)	
Proposed use		Development of 2 residential units	
Are there natural Constraints preventing development		<p>Site is raised some 1 to 2 metres above level of road.</p> <p>Long grass and screened from road by small trees.</p> <p>Fairly level site.</p>	
Are there any other constraints preventing development of the site		<p>Access is not ideal due to the elevated status of the site, but is however existing. Many of the surrounding dwellings within Clydach have steep accesses due to the nature of the topography so would be difficult to refuse on these grounds.</p> <p>Rhonos Road serving the site is narrow and could struggle with an increase in traffic (however proposal is only for 2 units).</p>	
Development immediately adjacent?		<p>Two-storey dwelling to the North (Hillgate).</p> <p>Dwellings lining the opposite side of the road of various ages and sizes.</p>	
Impact on settlement if development were to proceed		<p>Many residential properties in close proximity to the site so minimal impact on the landscape.</p> <p>Could be visible from Southern Clydach and further towards Llanelly Hill, but again volume of development shouldn't have a big visual impact.</p>	
Recommendation		Site could accommodate 2 units.	

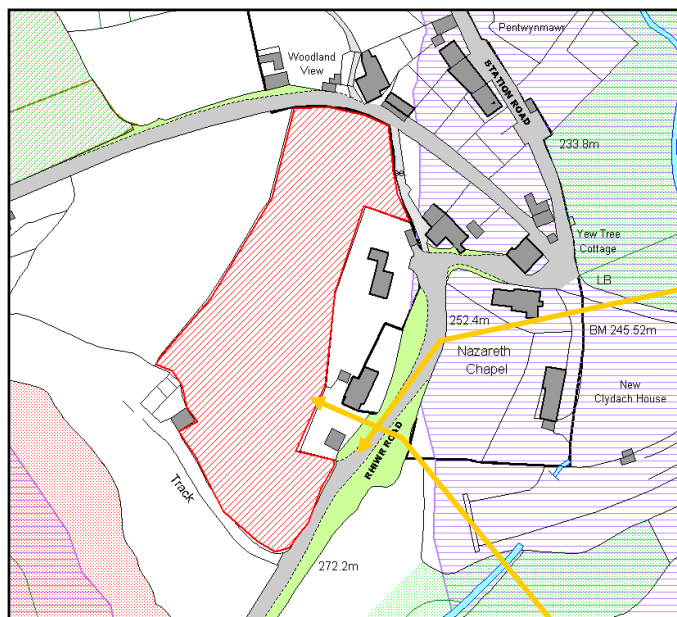


# **Development Boundary Review Site CL-A:** **Land adjacent Rhiw Cottage**





## Development Boundary Review Site CL-A: Land adjacent Rhiw Cottage

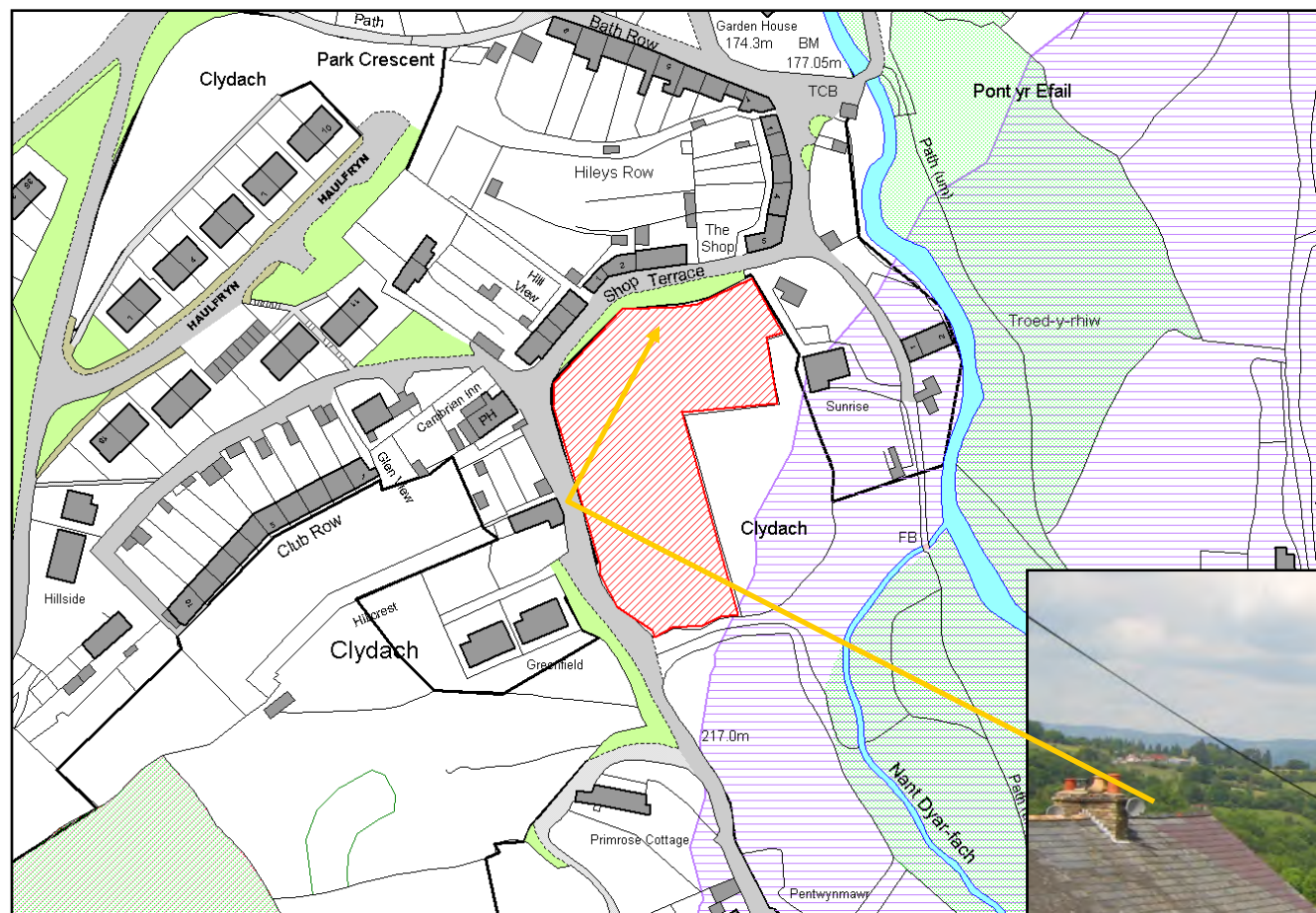


<b>Development Boundary Review</b>	<b>Land adjacent Rhiw Cottage</b>
<b>Current use of area</b>	Unmaintained/possible grazing
<b>Are there natural Constraints to village expansion ? (eg, steep hillside etc)</b>	Site slopes fairly steeply downhill from south to north.  Maintained hedges.
<b>Are there any other constraints to village expansion? (road boundary, flooding)</b>	Access to the field is poor—minor road is narrow, steep, and involves a number of blind bends when approaching from the north.  Existing entrance point to the site could be retained.
<b>Development immediately adjacent?</b>	Rhiw Cottage and Ty Mynydd dwellings along the eastern edge of the site.  Woodland View and Dinas View to the south.
<b>Impact on village setting if developed?</b>	Could be considered backfill when considered in relation to existing dwellings.  Site is at the highest point of south Clydach and would therefore be highly visible particularly from north Clydach.
<b>Opportunity for extension / infill</b>	Not suitable.  Development here would be further encroachment into open countryside.  Access roads unlikely to be able to cope with an increase in traffic.



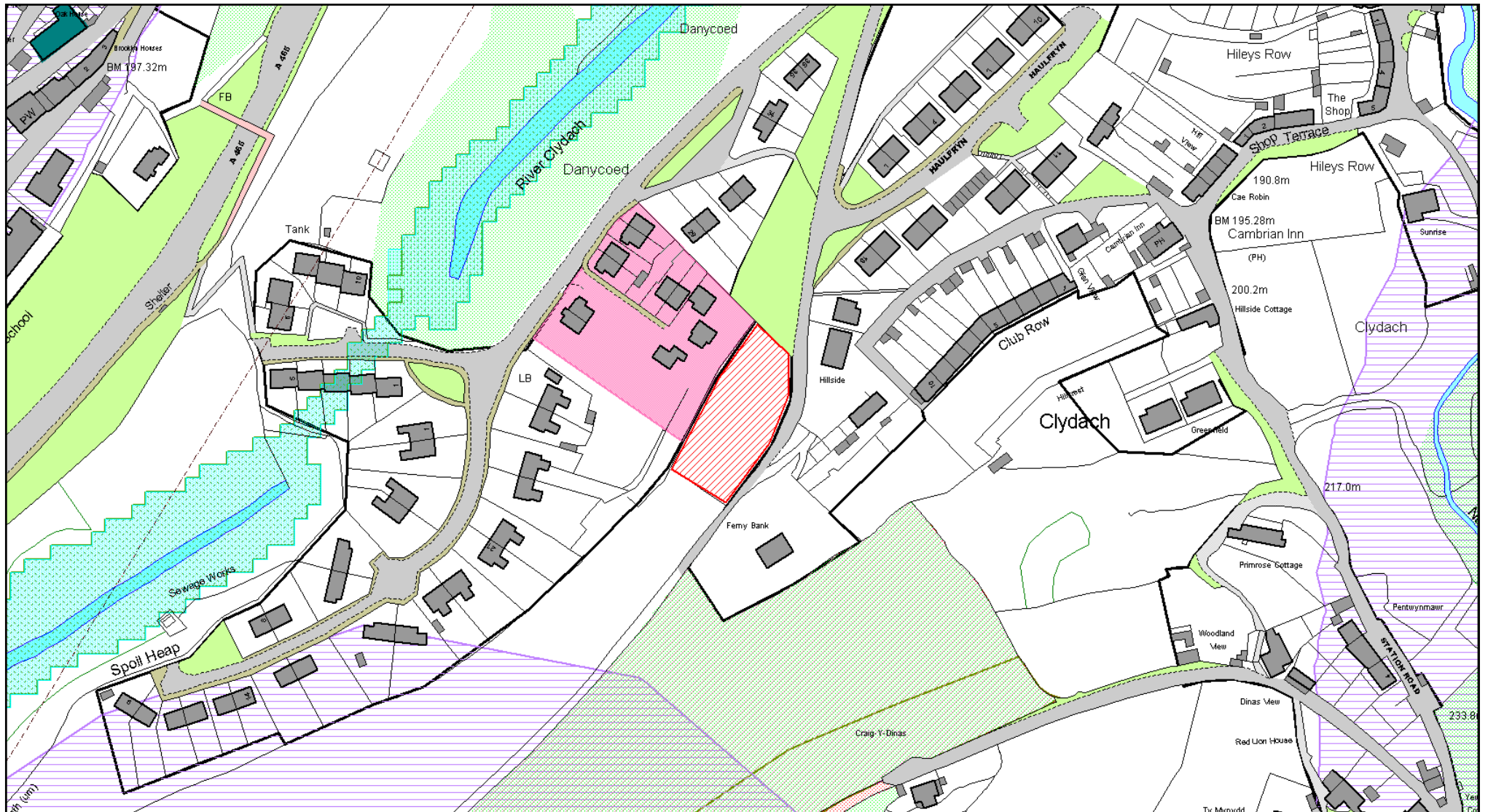
## Development Boundary Review Site CL-B:

### Land opposite Cambrian Inn



<b>Development Boundary Review</b>	<b>Land opposite Cambrian Inn</b>
<b>Current use of area</b>	Unmaintained
<b>Are there natural Constraints to village expansion ? (eg, steep hillside etc)</b>	Site slopes down from south to north and is elevated from road level by approximately 1 metre.  Hedgerows bordering the field.
<b>Are there any other constraints to village expansion? (road boundary, flooding)</b>	Access would be almost impossible—site is abutting a blind bend on a steep, narrow road and the raised nature of the field would complicate the issue making it dangerous to access.
<b>Development immediately adjacent?</b>	Terraced dwellings to the north-west.  Cambrian Inn to the west.  Several dwellings around the field to the east and west.
<b>Impact on village setting if developed?</b>	Development on this raised site would have a significant impact on views into this area of Clydach.
<b>Opportunity for extension / infill</b>	Not suitable—access and impact on views.

## Development Boundary Review CL-C: Land adjacent Llwyn Melin





## Development Boundary Review CL-C: Land adjacent Llwyn Melin

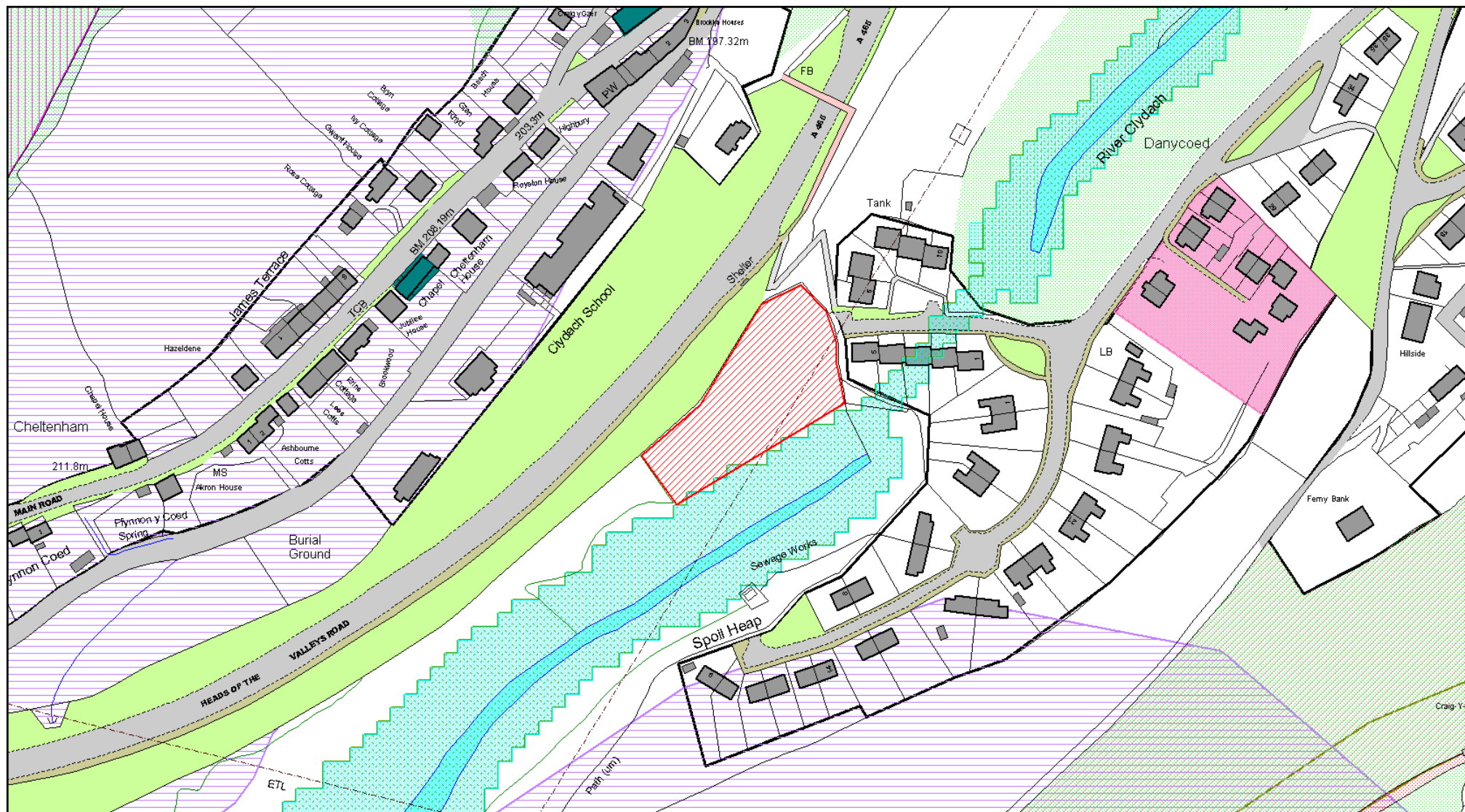


<b>Development Boundary Review</b>	<b>Land adjacent Llwyn Melin</b>
<b>Current use of area</b>	Unmaintained.
<b>Are there natural Constraints to village expansion ? (eg, steep hillside etc)</b>	Site is sloping downhill fairly significantly from East to West and is at a lower level from the road.  Overgrown with a mixture of trees, grass and shrubs (could have biodiversity/ecology issues).
<b>Are there any other constraints to village expansion? (road boundary, flooding)</b>	Access—site is on a blind bend so visibility is poor. There is existing access from the Northern end of the site that could be retained, and visibility would be better.
<b>Development immediately adjacent?</b>	Mix of surrounding development (bungalows, two-storey semi's etc)
<b>Impact on village setting if developed?</b>	Surrounding development above and below so would appear as a natural infill site.  Could have a visual impact on the landscape when viewing the settlement from the Northern side of Clydach.
<b>Opportunity for extension / infill</b>	Infill site—could accommodate a small number of dwellings if appropriate access can be agreed.  Development could incorporate an improved boundary to road (strengthen the border) as it is unsightly at present and could enhance visibility on this section of road.



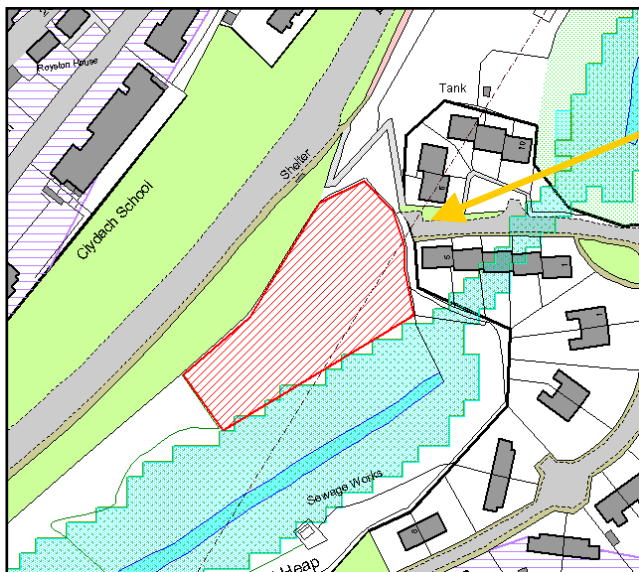
## Development Boundary Review CL-D:

### Land adjacent Dan Y Coed

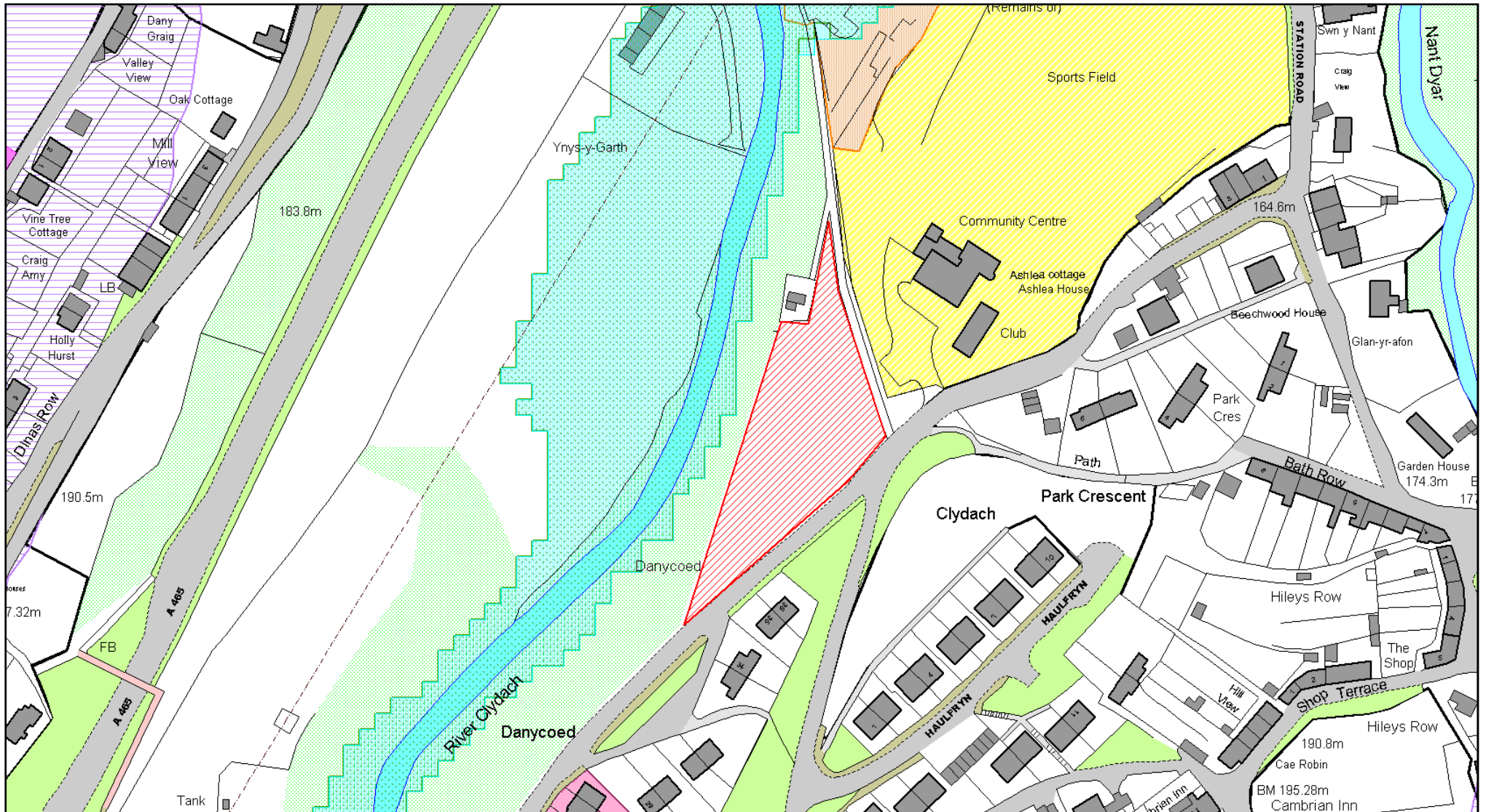




## Development Boundary Review CL-D: Land adjacent Dan Y Coed

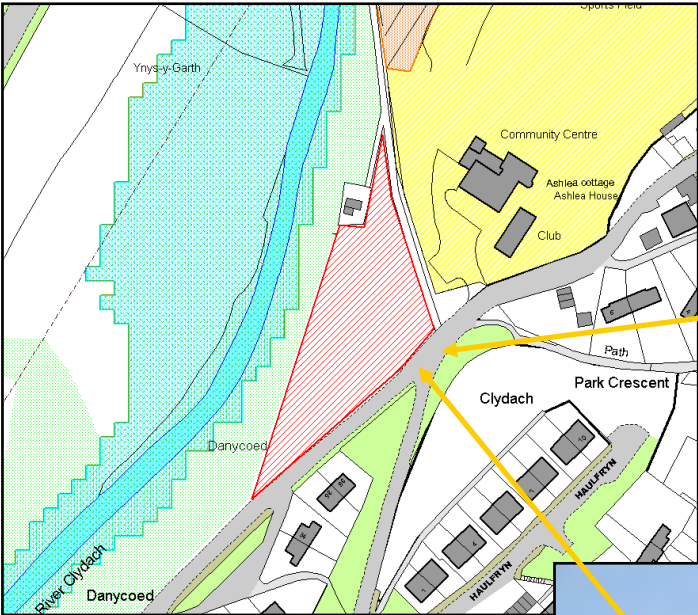


<b>Development Boundary Review</b>	<b>Land adjacent Dan Y Coed</b>
<b>Current use of area</b>	Unmaintained.
<b>Are there natural Constraints to village expansion ? (eg, steep hillside etc)</b>	Sloping site uphill from South to North. Site is very close to flood zone—Southern border is directly adjacent.
<b>Are there any other constraints to village expansion? (road boundary, flooding)</b>	Site is adjacent to main trunk road (A465). Highways issue—land ownership for access. Right of Way running across access to site. Power lines.
<b>Development immediately adjacent?</b>	Small estate of 1950s bungalows to the East.
<b>Impact on village setting if developed?</b>	Very minimal impact—logical extension to existing estate. Won't visually impact upon the settlement in any way.
<b>Opportunity for extension / infill</b>	Possibility for 2 or 3 single-storey dwellings to round off estate.





Development Boundary Review CL-E: Land adjacent Community Centre



<b>Development Boundary Review</b>	<b>Land adjacent Community Centre</b>
<b>Current use of area</b>	Unmaintained/car parking
<b>Are there natural Constraints to village expansion ? (eg, steep hillside etc)</b>	<p>Band of large trees along western border.</p> <p>Slightly overgrown in places—could involve ecological/biodiversity issues.</p> <p>Site is level but dips down to the north as it leads to the Ironworks.</p>
<b>Are there any other constraints to village expansion? (road boundary, flooding)</b>	<p>Water/sewerage tanks to the north.</p> <p>Good access.</p>
<b>Development immediately adjacent?</b>	Community centre, club house and recreation field immediately to the north-east.
<b>Impact on village setting if developed?</b>	<p>Site is in close proximity to existing development and the community centre so wouldn't impact on the settlement in any way.</p> <p>Quite an important area of open space within Clydach South allowing access down to the Ironworks.</p>
<b>Opportunity for extension / infill</b>	<p>Not suitable.</p> <p>Negative impact on open green space as you enter the village from the north.</p> <p>Scope to create green space scheme in conjunction with the nearby Ironworks, community centre etc.</p>

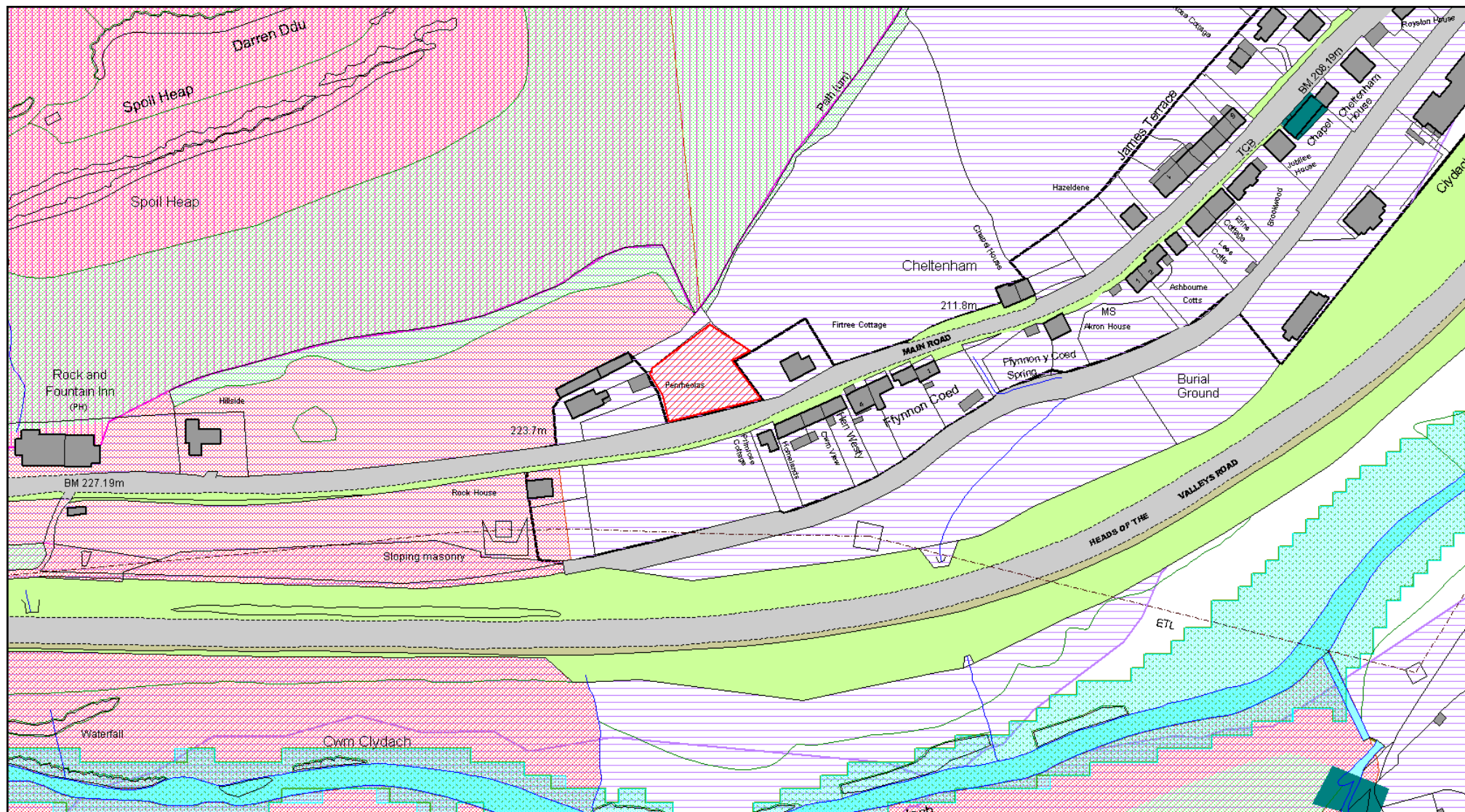






<b>Development Boundary Review</b>	<b>Land adjacent Primrose Cottage</b>
<b>Current use of area</b>	Unmaintained
<b>Are there natural Constraints to village expansion ? (eg, steep hillside etc)</b>	Narrow strip of land sloping down from north to south. Overgrown so consideration of ecological/biodiversity issues.
<b>Are there any other constraints to village expansion? (road boundary, flooding)</b>	Close proximity to the A465.
<b>Development immediately adjacent?</b>	Single dwellings to the north, east and west.
<b>Impact on village setting if developed?</b>	Minimal impact on settlement as entering from the west. Logical infill.
<b>Opportunity for extension / infill</b>	Possible site for a minimal level of development. Site is within the current development boundary

# Development Boundary Review CL-G: Land adjacent Penrheolas

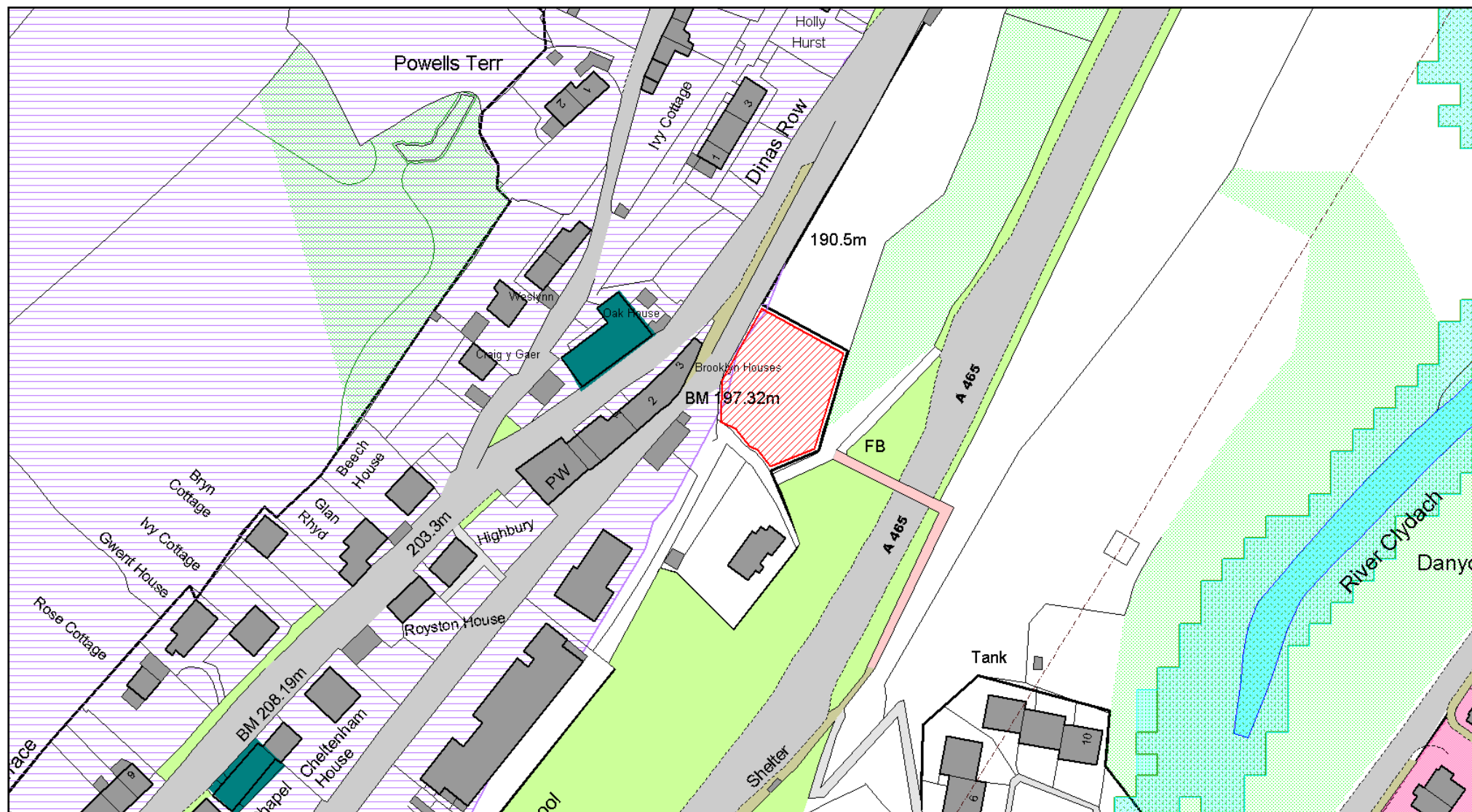


<b>Development Boundary Review</b>	<b>Land adjacent Penrheolas</b>
<b>Current use of area</b>	Unmaintained
<b>Are there natural Constraints to village expansion ? (eg, steep hillside etc)</b>	Sloping uphill from south to north away from the road. Overgrown so consideration of ecological/biodiversity issues.
<b>Are there any other constraints to village expansion? (road boundary, flooding)</b>	
<b>Development immediately adjacent?</b>	Single dwellings to the east, west and south.
<b>Impact on village setting if developed?</b>	Minimal impact on settlement as entering from the west. Logical infill.
<b>Opportunity for extension / infill</b>	Possible location for single dwelling.



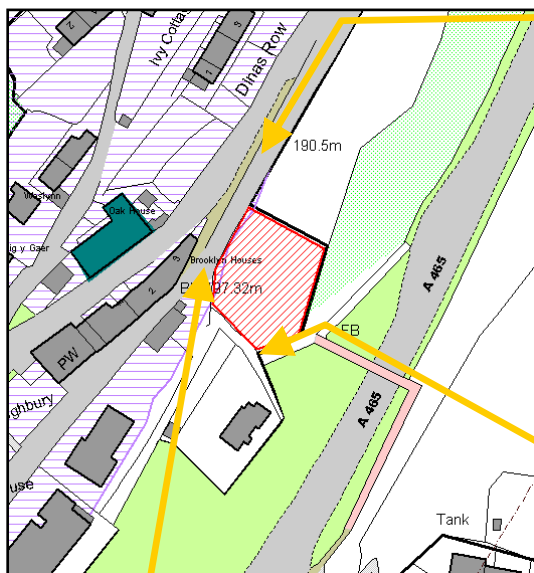
## Development Boundary Review CL-H:

### Land adjacent Brooklyn Houses





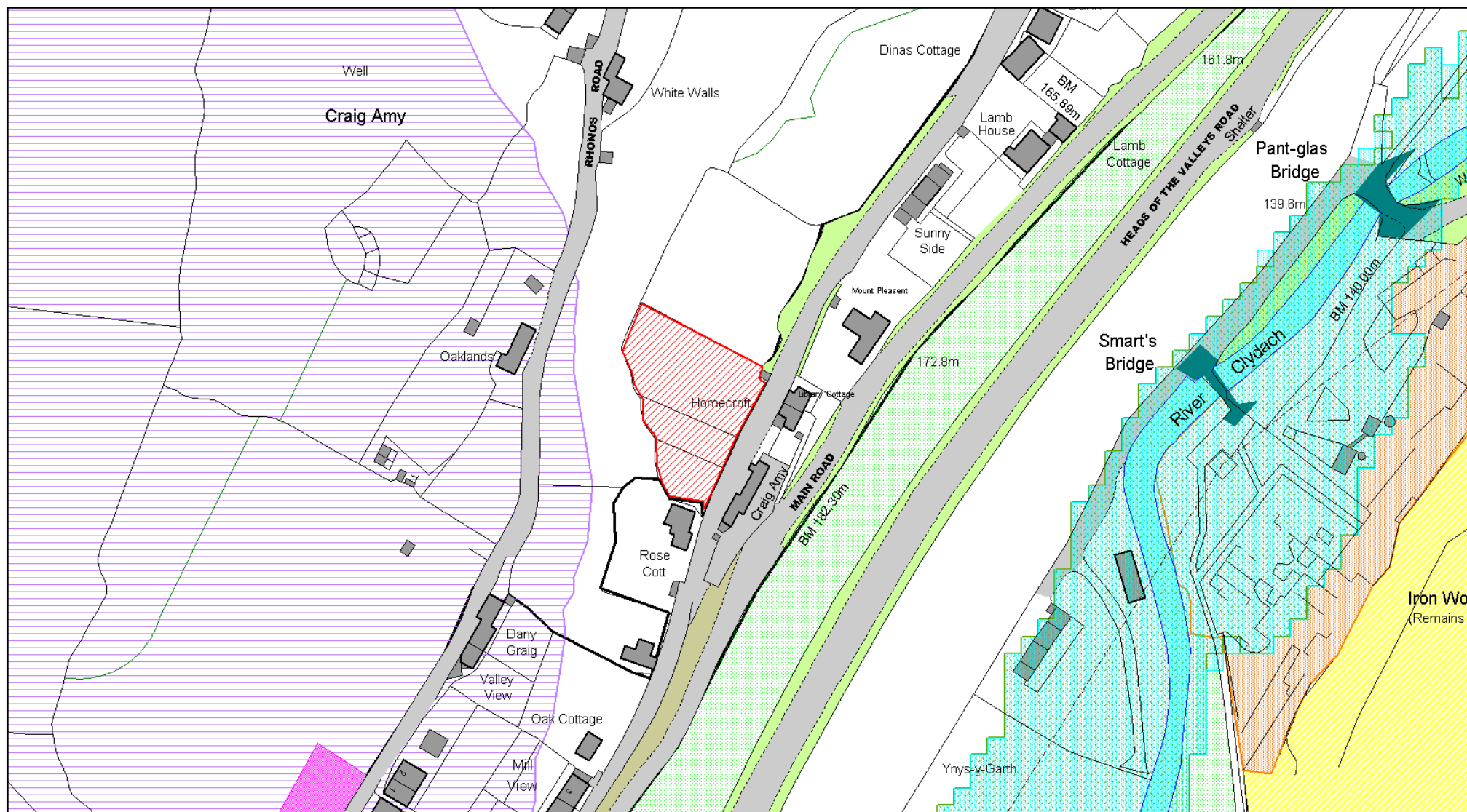
# Development Boundary Review CL-H: Land adjacent Brooklyn Houses



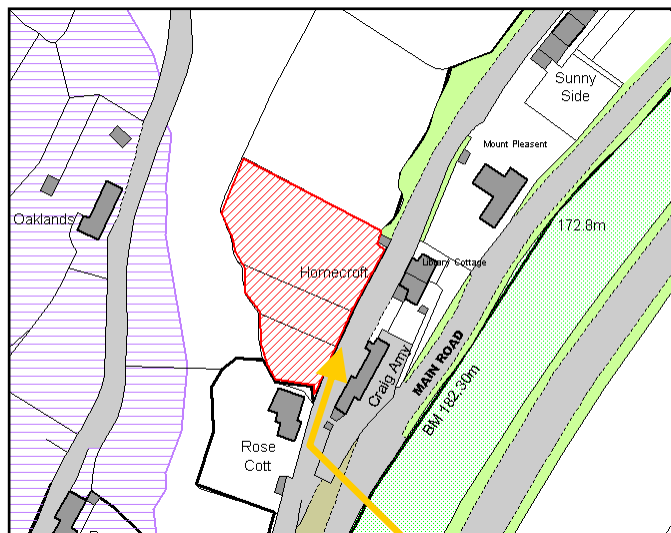
<b>Development Boundary Review</b>	<b>Land adjacent Brooklyn Houses</b>
<b>Current use of area</b>	Unmaintained.
<b>Are there natural Constraints to village expansion ? (eg, steep hillside etc)</b>	Extremely steep site. Overgrown so possibility of ecological/biodiversity issues. Band of mature trees around much of the site.
<b>Are there any other constraints to village expansion? (road boundary, flooding)</b>	Poor access to site—narrow road leading from Main Road towards Brooklyn Houses and no obvious entrance to site. Fronts onto the main trunk road (A465). Pedestrian access adjacent to site connecting Clydach North & South. Telephone cables running across site.
<b>Development immediately adjacent?</b>	Brooklyn Houses (terraced row of dwellings) to the West. Further scattered dwellings to the South.
<b>Impact on village setting if developed?</b>	Minimal impact—not visible from Main Road running through Clydach North but possible impact from Clydach South & A465 if natural barriers were removed.
<b>Opportunity for extension / infill</b>	Area is within development boundary and should be omitted if development is not advised. Not an ideal site due to poor access and proximity to A465, but a possible infill site.



# Development Boundary Review CL-I: Land adjacent Rose Cottage



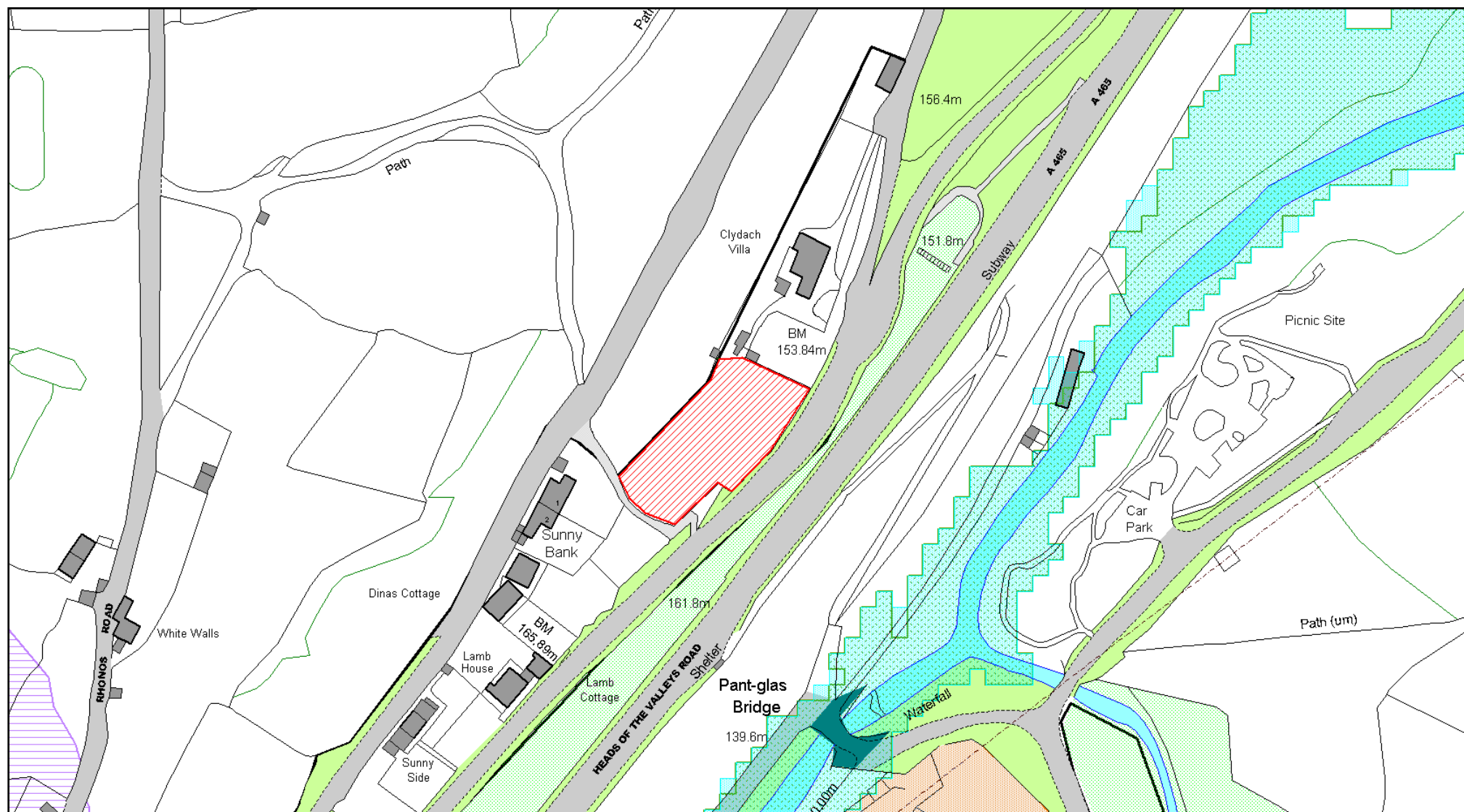
## Development Boundary Review CL-I: Land adjacent Rose Cottage



<b>Development Boundary Review</b>	<b>Land adjacent Rose Cottage</b>
<b>Current use of area</b>	Unmaintained.
<b>Are there natural Constraints to village expansion ? (eg, steep hillside etc)</b>	Fairly steep site could generate drainage issues. Densely overgrown with trees, shrubs etc (possible ecological/biodiversity issues).
<b>Are there any other constraints to village expansion? (road boundary, flooding)</b>	Land is approximately 2 metres above road level. Access would be steep and parking could be an issue. Attractive retaining wall would ideally be retained. Access road is acceptable and already serves a number of dwellings.
<b>Development immediately adjacent?</b>	Rose Cottage to the South. Small modern single-storey dwellings to the East along with further scattered dwellings lining the opposite side of the road.
<b>Impact on village setting if developed?</b>	Minimal impact if development kept to a small scale. Site is elevated above the surrounding dwellings so possibility that it may be visible from Clydach South/Llanelly Hill.
<b>Opportunity for extension / infill</b>	Possible extension from Rose Cottage for a small number of dwellings with individual access/parking.

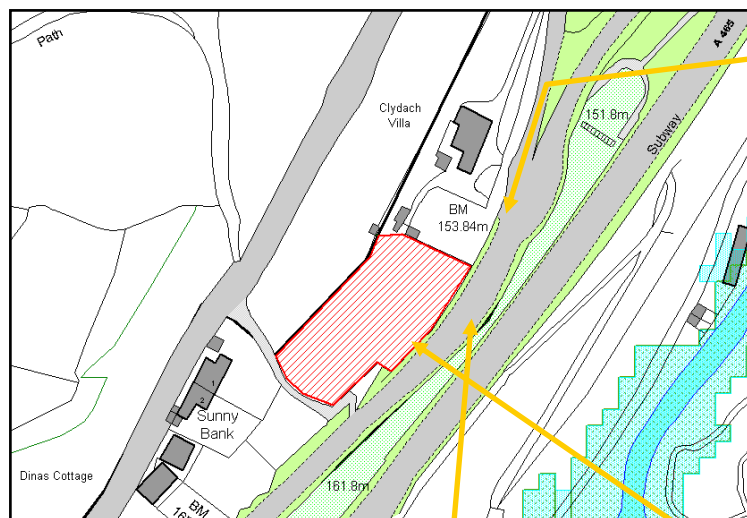


# **Development Boundary Review CL-J:** **Land at Clydach Villa**





## Development Boundary Review CL-J: Land at Clydach Villa





<b>Development Boundary Review</b>	<b>Land at Clydach Villa</b>
<b>Current use of area</b>	Overgrown/unmaintained
<b>Are there natural Constraints to village expansion ? (eg, steep hillside etc)</b>	Steep site raising from the road from east to west. Elevated from the road by almost 2 metres.
<b>Are there any other constraints to village expansion? (road boundary, flooding)</b>	Visibility issues on the single track road. Traffic moving fast along the main road running through Clydach North to the east of the site.
<b>Development immediately adjacent?</b>	Clydach Villa to the north-east.
<b>Impact on village setting if developed?</b>	Logical infill would have minimal impact.
<b>Opportunity for extension / infill</b>	Access makes it very difficult to consider. Site is within development boundary but appears to belong to Clydach Villa forming part of their garden.