

Llanelly Hill Assessment

Part Two

Introduction

The following section considers available land within Llanelly Hill for future development.

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

Survey considered two different types of sites

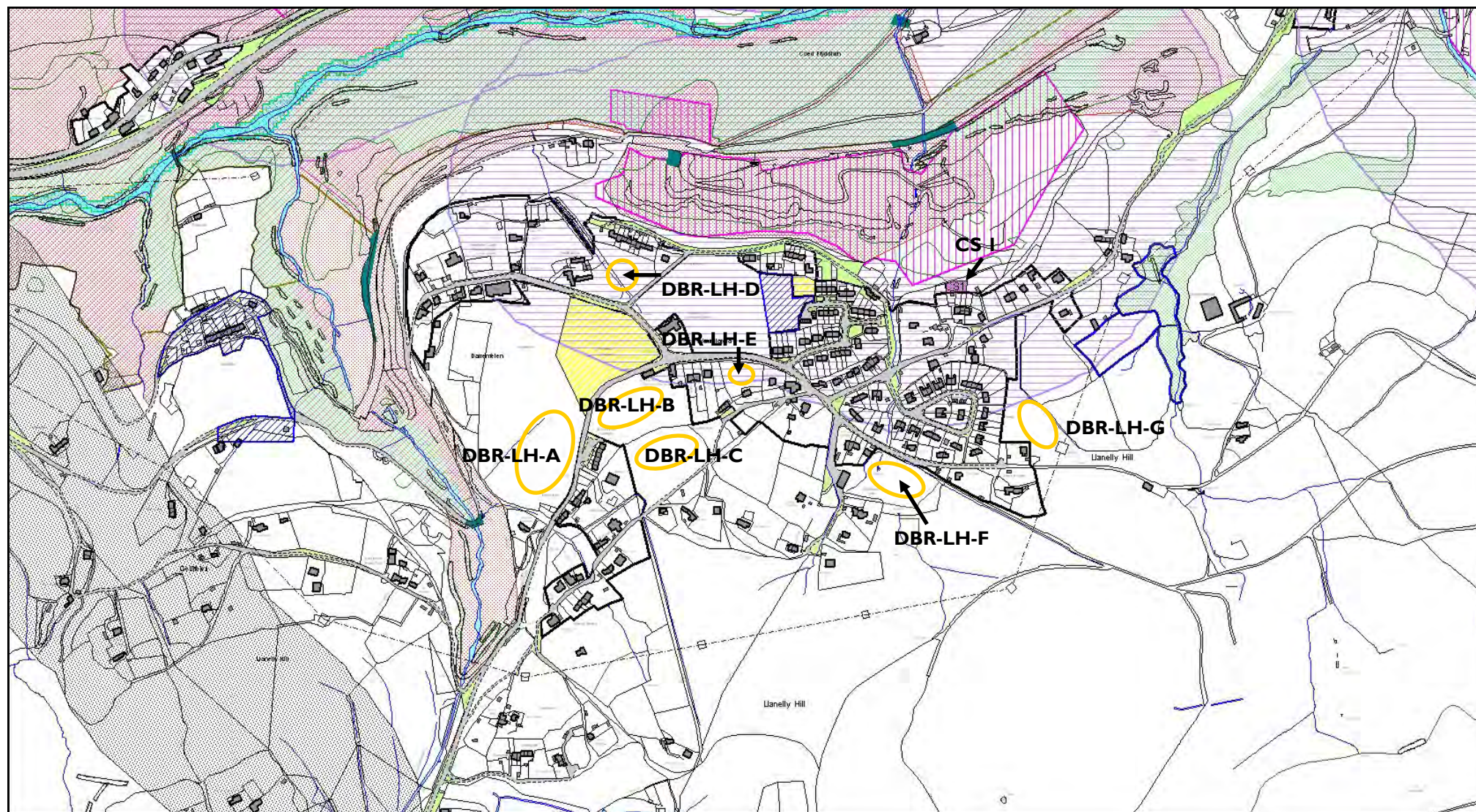
- (a) Candidate Sites
- (b) Development Boundary Review sites (including Development Boundary Review Candidate Sites and areas within current development boundary)

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 Llanelly Hill 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.

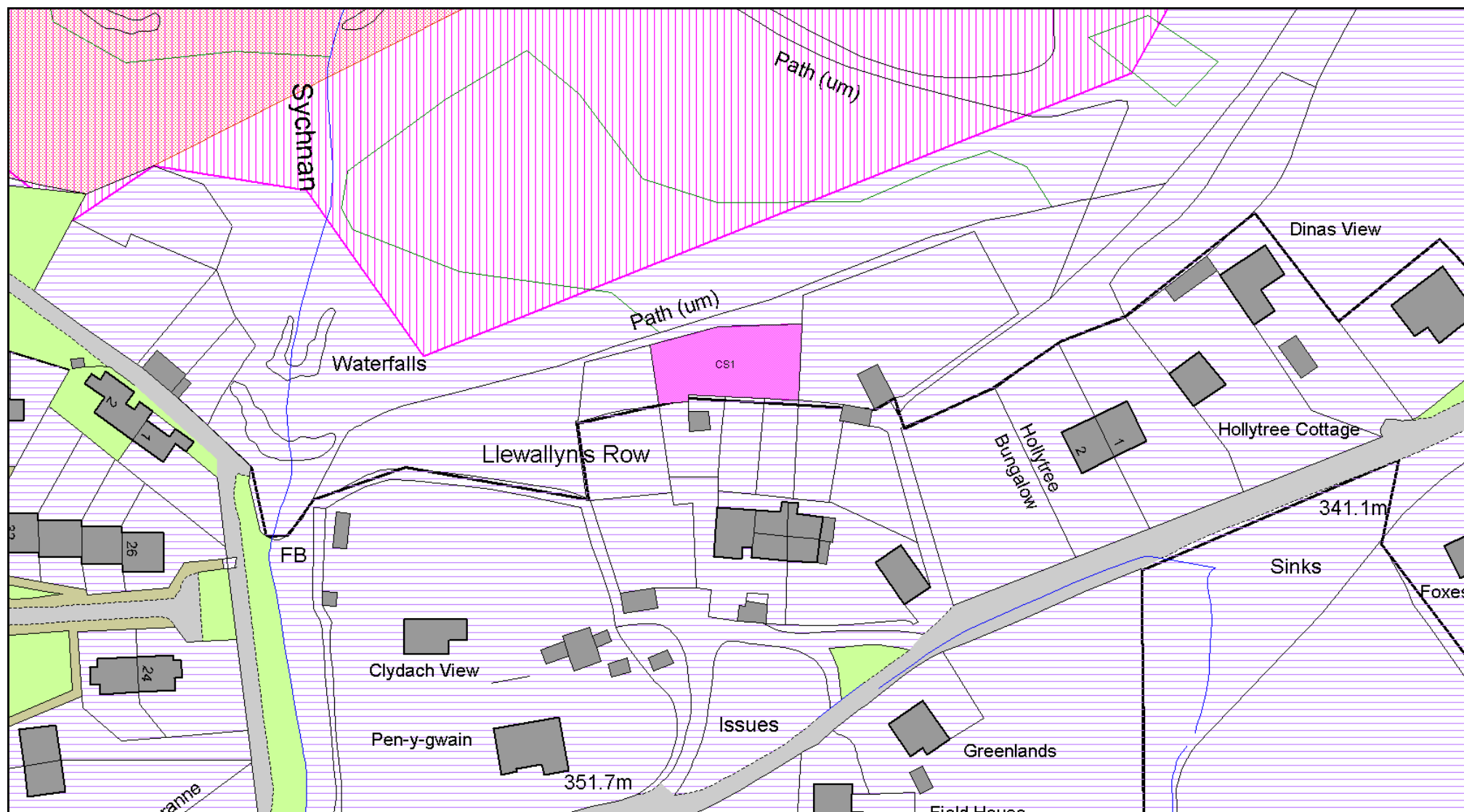
Development Boundary Review Sites are those areas of a settlement on or adjacent to current UDP development limits. These sites also include small candidate sites which were considered to be of a scale unsuitable for allocation within the LDP. These sites provide the BBNPA with alternative options for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

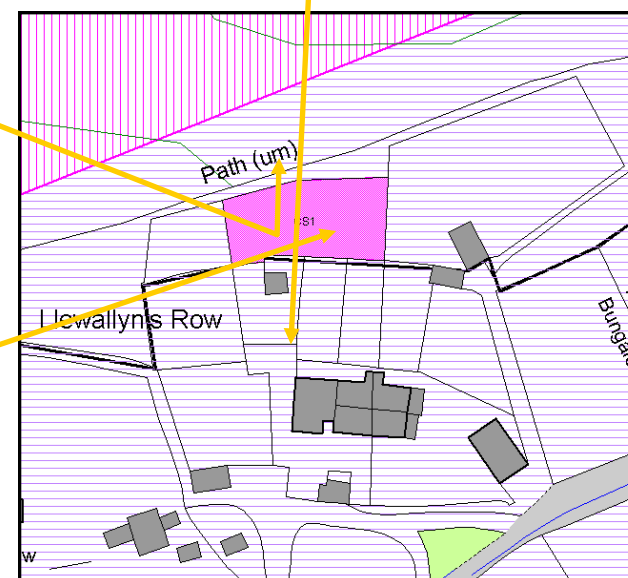
Constraints Map—Areas of assessment indicated by letter



Candidate Site I:
Land adjacent to 4 Llewellyns Row

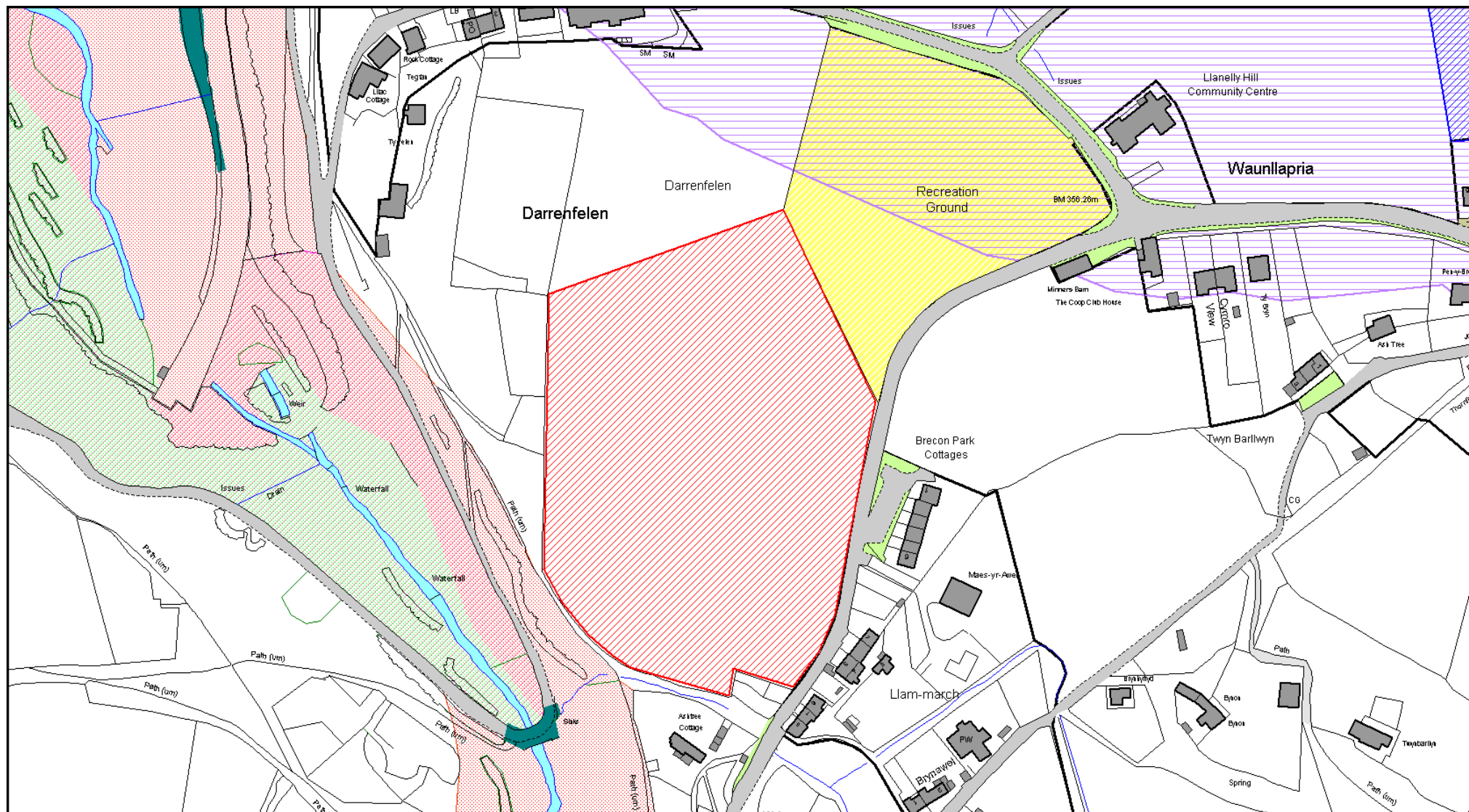


Candidate Site 1: Land adjacent to 4 Llewellyns Row

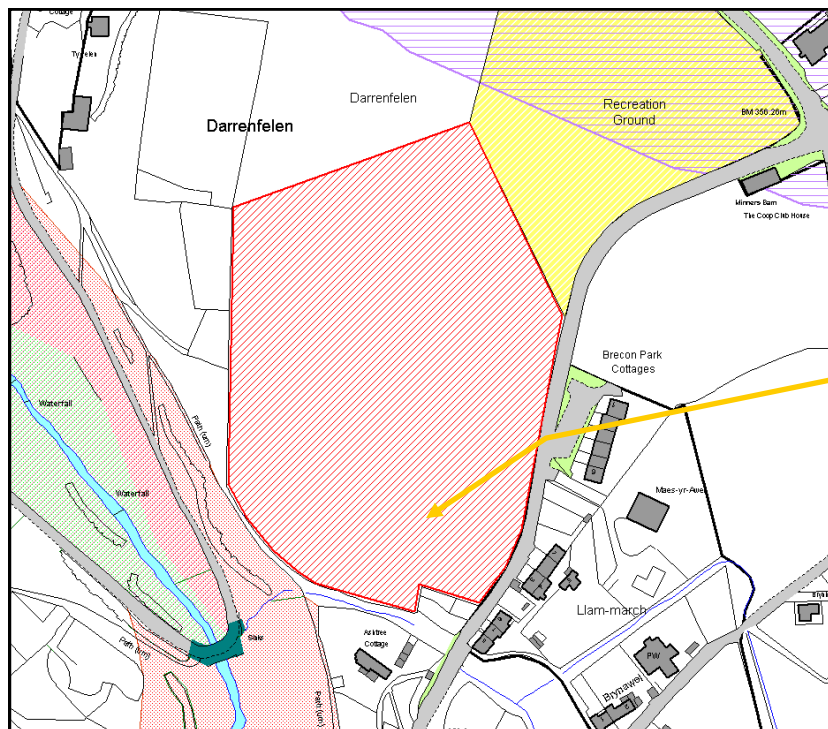


CS ID no	I	Site Name	Land adjacent to 4 Llewellyns Row
Current use of area		Garden	
Proposed use		Residential development	
Are there natural Constraints preventing development		<p>Site is at a drop of approximately 1 to 2 metres from the level of the existing driveway.</p> <p>Site may lack the size to accommodate development.</p>	
Are there any other constraints preventing development of the site		Access is not ideal—the site would have to share a drive with 4 Llewellyns Row which may struggle to cope with the increased traffic movement.	
Development immediately adjacent?		Site sits to the rear (north) of Llewellyns Row on the edge of the steep Clydach gorge.	
Impact on settlement if development were to proceed		Impact is reduced by the fact that the site is relatively small and sits at a lower level to the surrounding built form. When viewed from the north (Clydach North), it would not appear to intrude on the landscape being so close to the existing dwellings. There is a danger that it may impact on the impressive views looking north from within Llanelly Hill.	
Recommendation		<p>The site would struggle to accommodate much development, and the location could be considered backfill.</p> <p>Possibility for one bungalow if designed sensitively.</p>	

Development Boundary Review Site LH-A: **Land adjacent Recreation Ground**

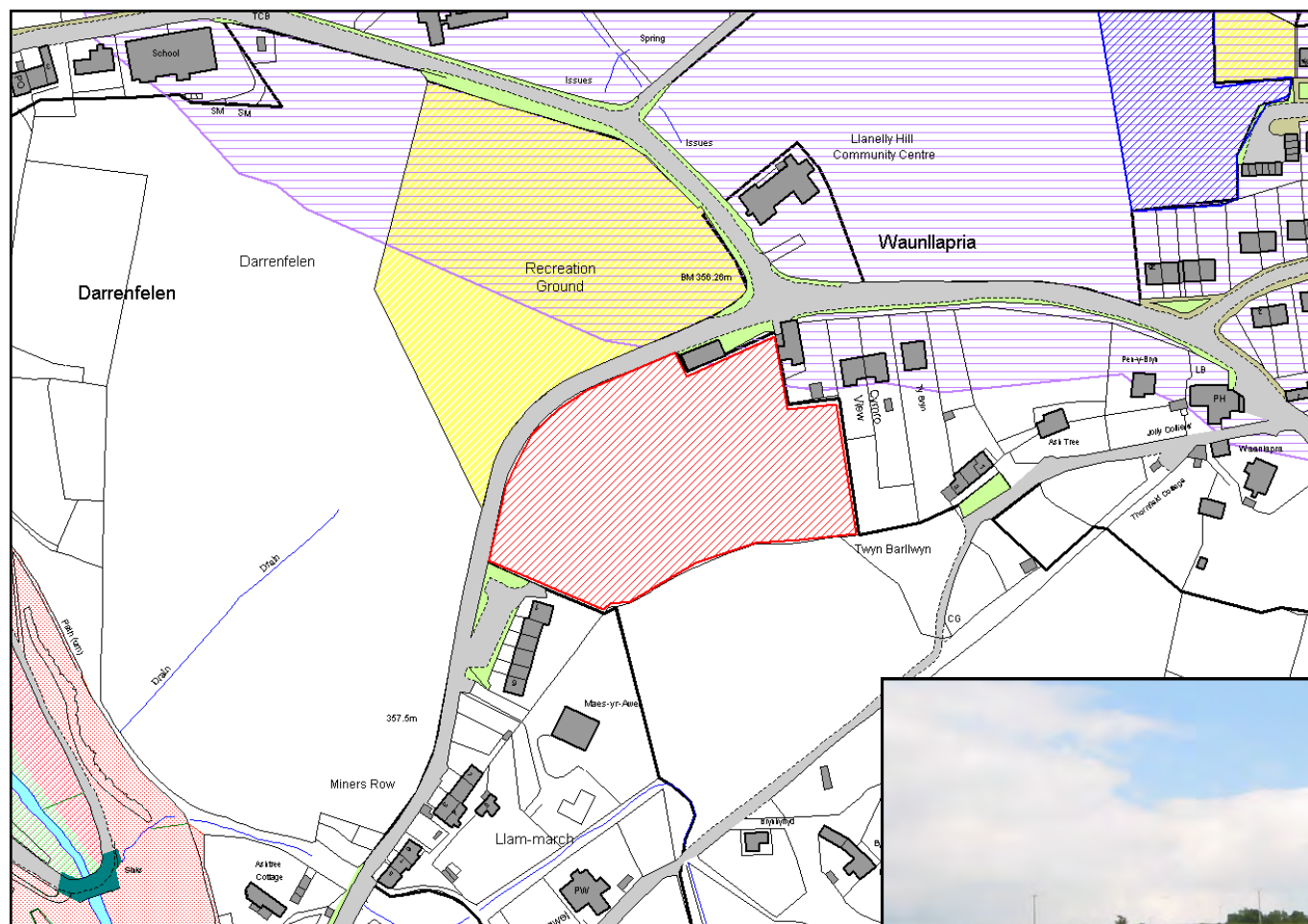


Development Boundary Review Site LH-A: Land adjacent Recreation Ground



Development Boundary Review Site LH-A	
Current use of area	Possible grazing/horses
Are there natural Constraints ?	Sloping site down from the road from East to West.
Are there any other constraints ?	Access wouldn't be ideal as the site is set down from the road.
Development immediately adjacent?	Brecon Cottages (modern two-storey terrace) and other terraced/semi-detached dwellings to the East (approximately 14 dwellings).
Impact on village setting if developed?	Site would have a massive visual impact if developed. Land drops down significantly on the Western side of the Miners Row road creating vast 180 degree views in and out of the settlement.
Opportunity for extension / infill	None—impact on the landscape would be far too detrimental. Other sites would be preferable before considering this.

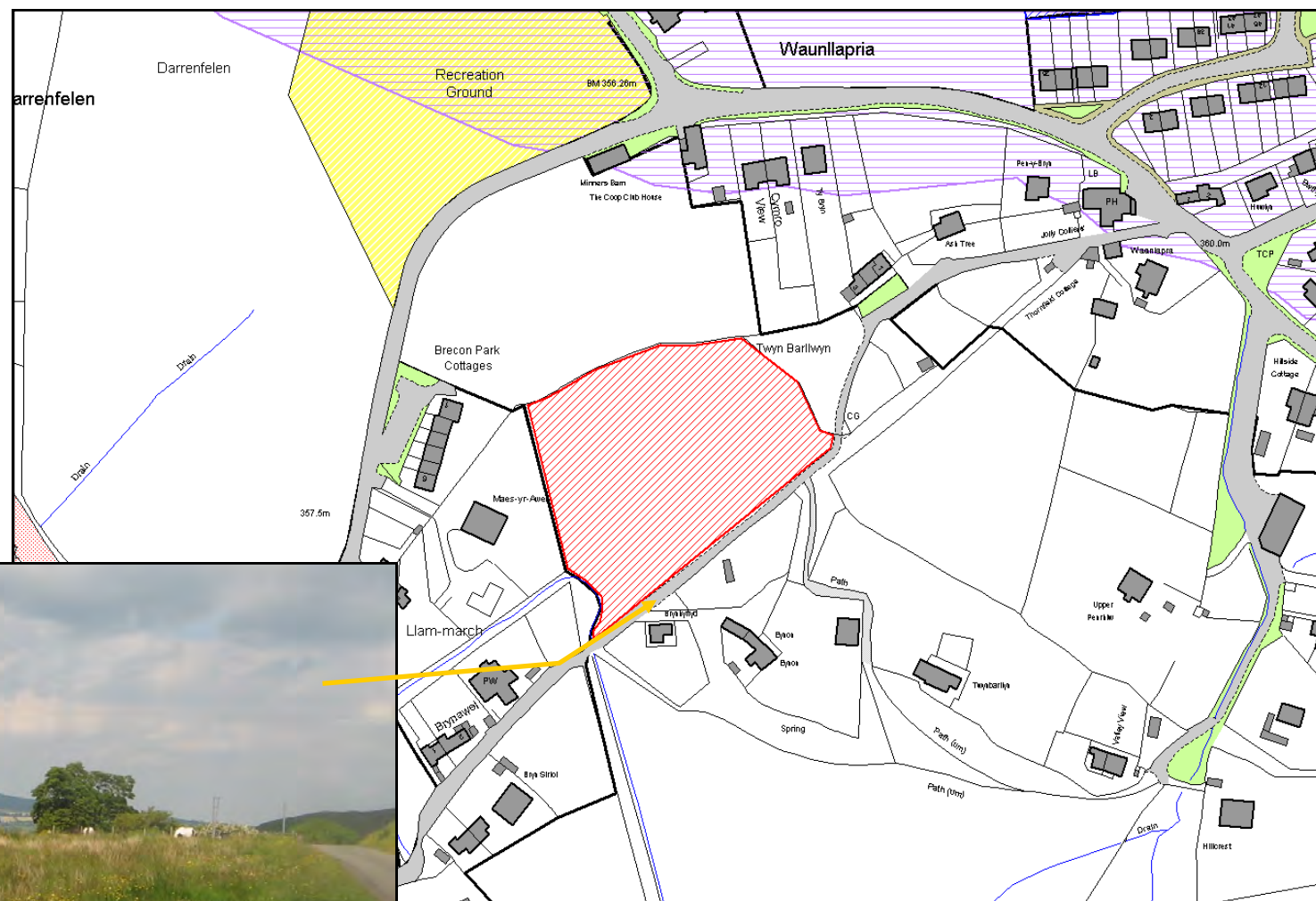
**Development Boundary Review Site LH-B:
Land adjacent Brecon Park Cottages**



Development Boundary Review Site LH-B	
Current use of area	None/unmaintained
Are there natural Constraints ?	Slightly sloping from south to north.
Are there any other constraints ?	No current access/entrance onto the site. Could be achieved from Brecon Park Cottages to the south-west or from the north by the existing T-junction.
Development immediately adjacent?	Converted shop to dwelling and barn to the north-west of the field. Brecon Park Cottages at the south-western corner—modern residential terrace.
Impact on village setting if developed?	Fairly significant impact on views into the settlement particularly from the north-west. Site is prominent within the village and development would increase the current ridge-line of existing dwellings.
Opportunity for extension / infill	Possibility for a small extension of Brecon Park Cottages but consider other sites first.

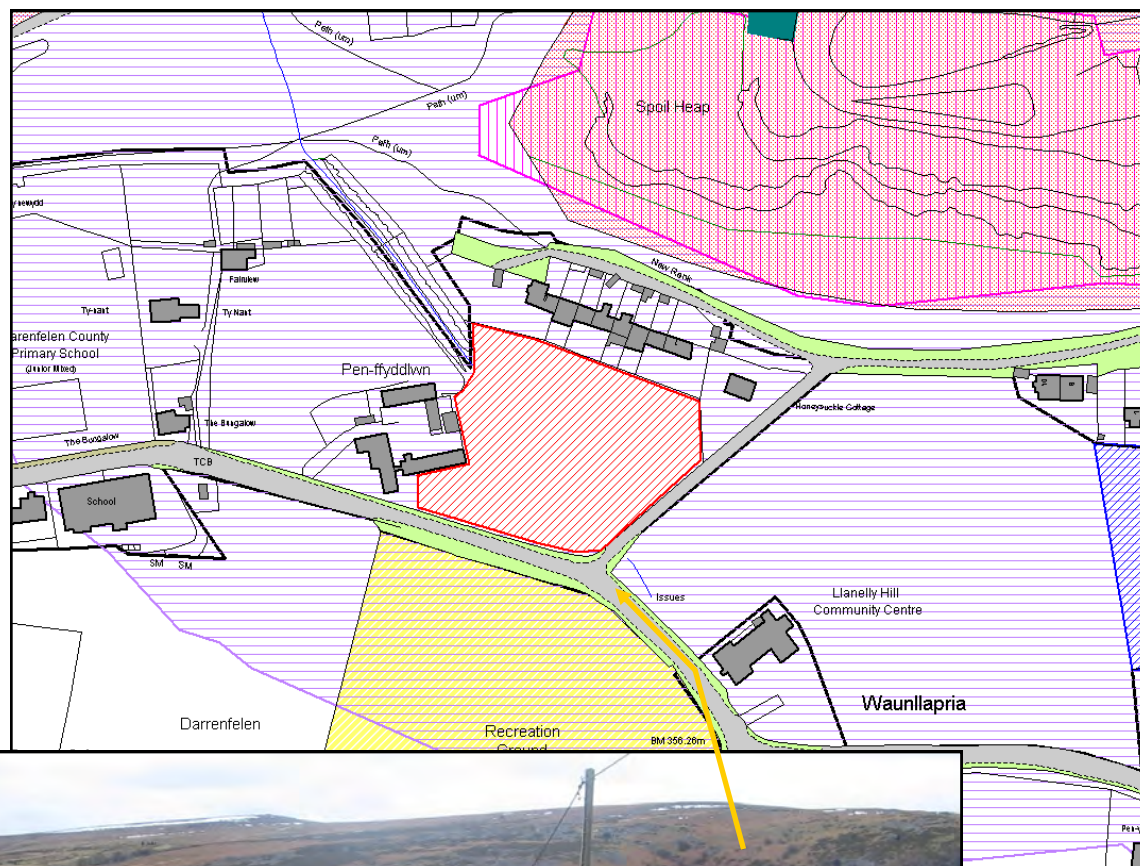
Development Boundary Review Site LH-C:

Land adjacent Maes-yr-Awel

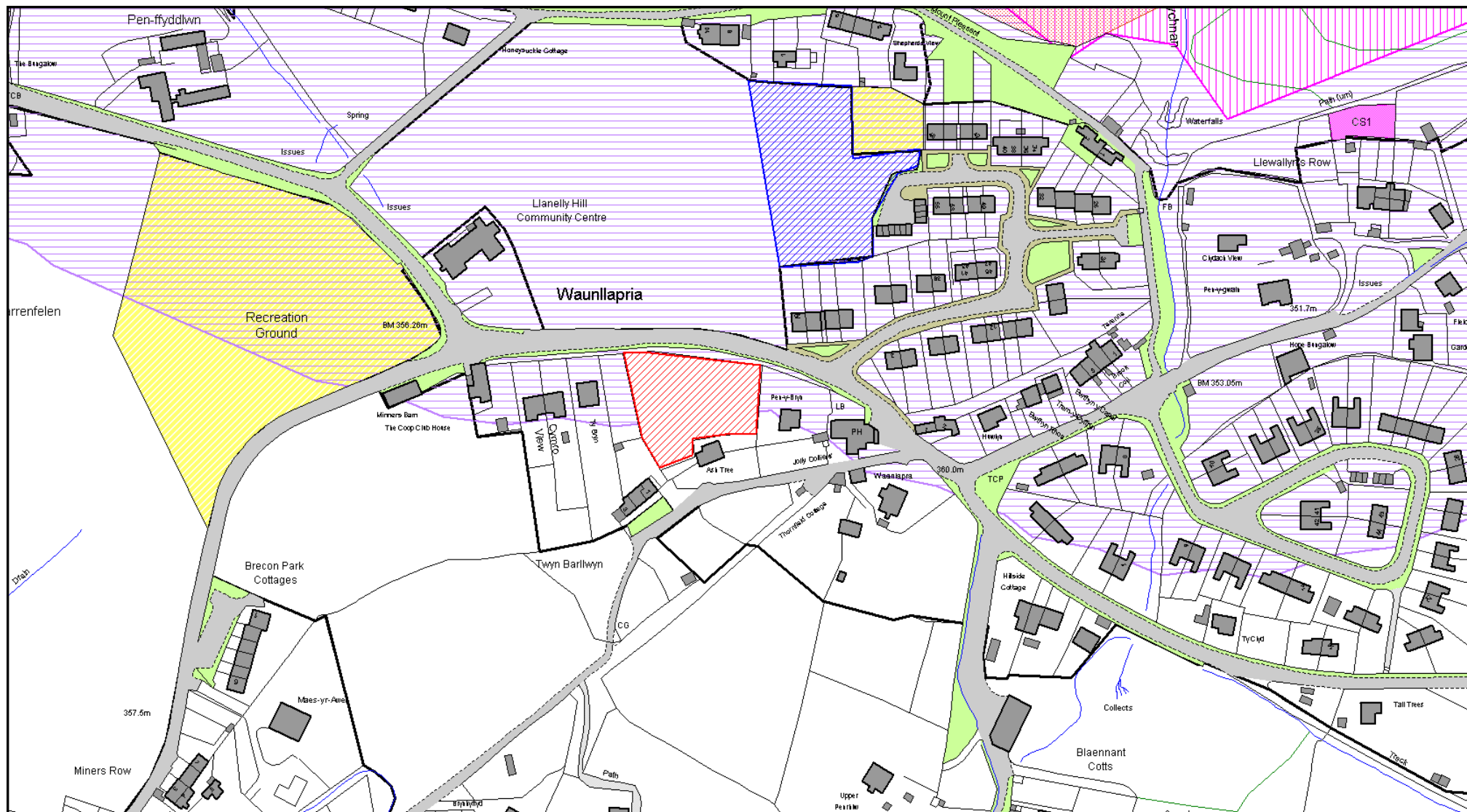


Development Boundary Review Site LH-C	
Current use of area	Horse grazing
Are there natural Constraints ?	Site is level. Drainage ditch along the western border.
Are there any other constraints ?	Access roads are poor—not acceptable to access site from the pub to the east.
Development immediately adjacent?	Scattered dwellings to the north-east and to the south-west.
Impact on village setting if developed?	Site is extremely exposed and development would impact heavily on views within and without the settlement. Impressive panoramic views out of the settlement. Area of open space separates the two sections currently within the development boundary and acts as a natural boundary.
Opportunity for extension / infill	Possible to allow a small level of development but ideally would be maintained as open space.

**Development Boundary Review Site LH-D:
Land adjacent to Penyffyddlwyn Farm**

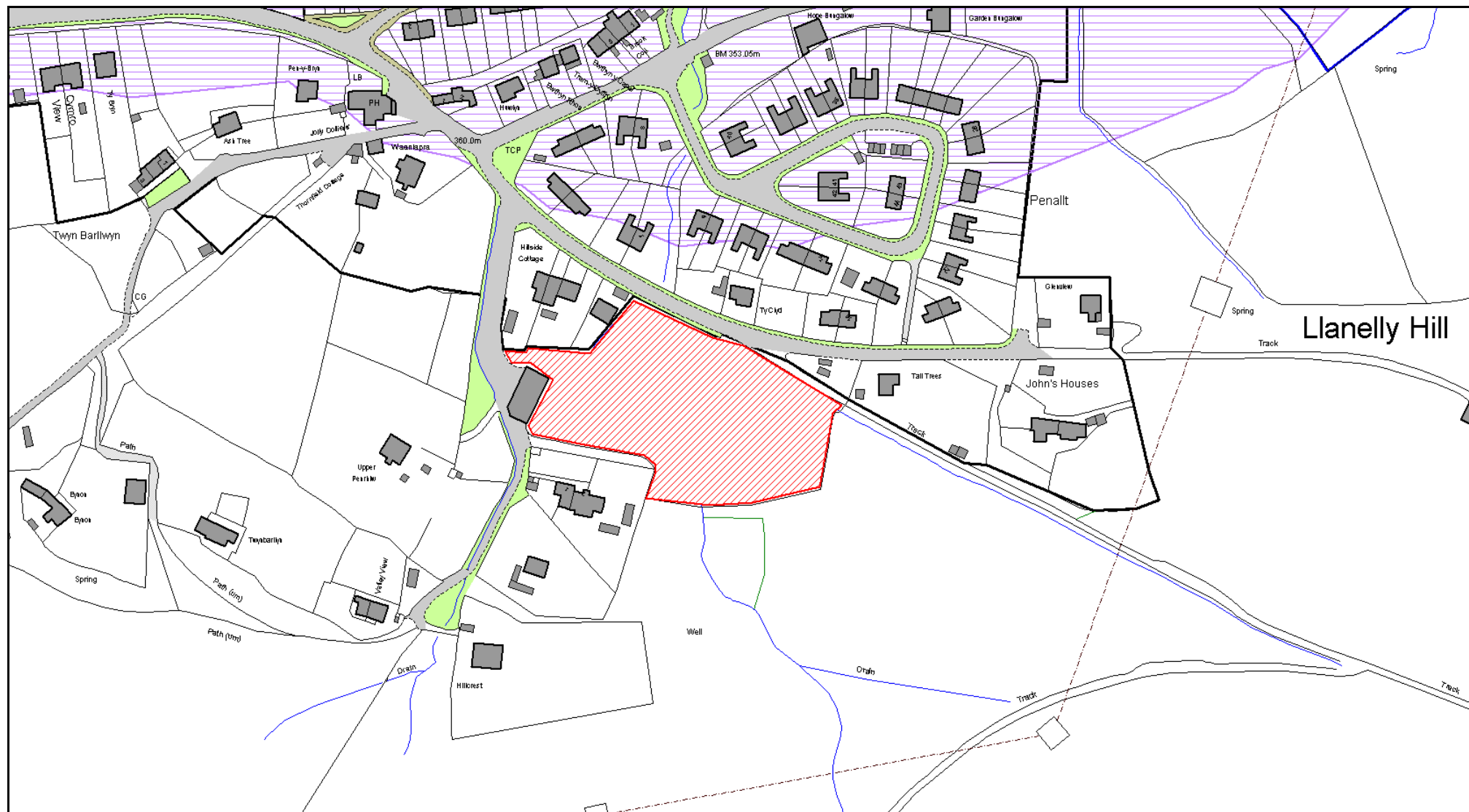


Development Boundary Review Site LH-D	
Current use of area	Developed—"residential development for six houses"
Are there natural Constraints ?	
Are there any other constraints ?	
Development immediately adjacent?	
Impact on village setting if developed?	
Opportunity for extension / infill	None-site has been developed.

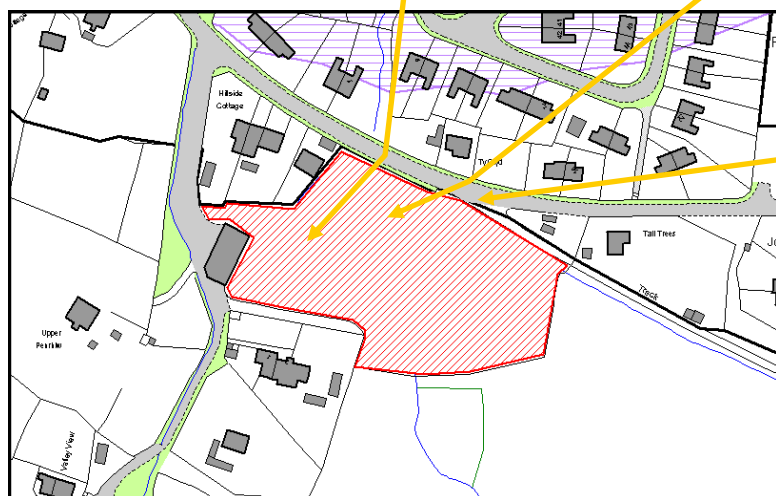


Development Boundary Review Site LH-E	
Current use of area	Developed—"Construction of 4 no dwellings."
Are there natural Constraints ?	
Are there any other constraints ?	
Development immediately adjacent?	
Impact on village setting if developed?	
Opportunity for extension / infill	None—site has been developed.

Development Boundary Review Site LH-F: Land opposite Ty Clyd

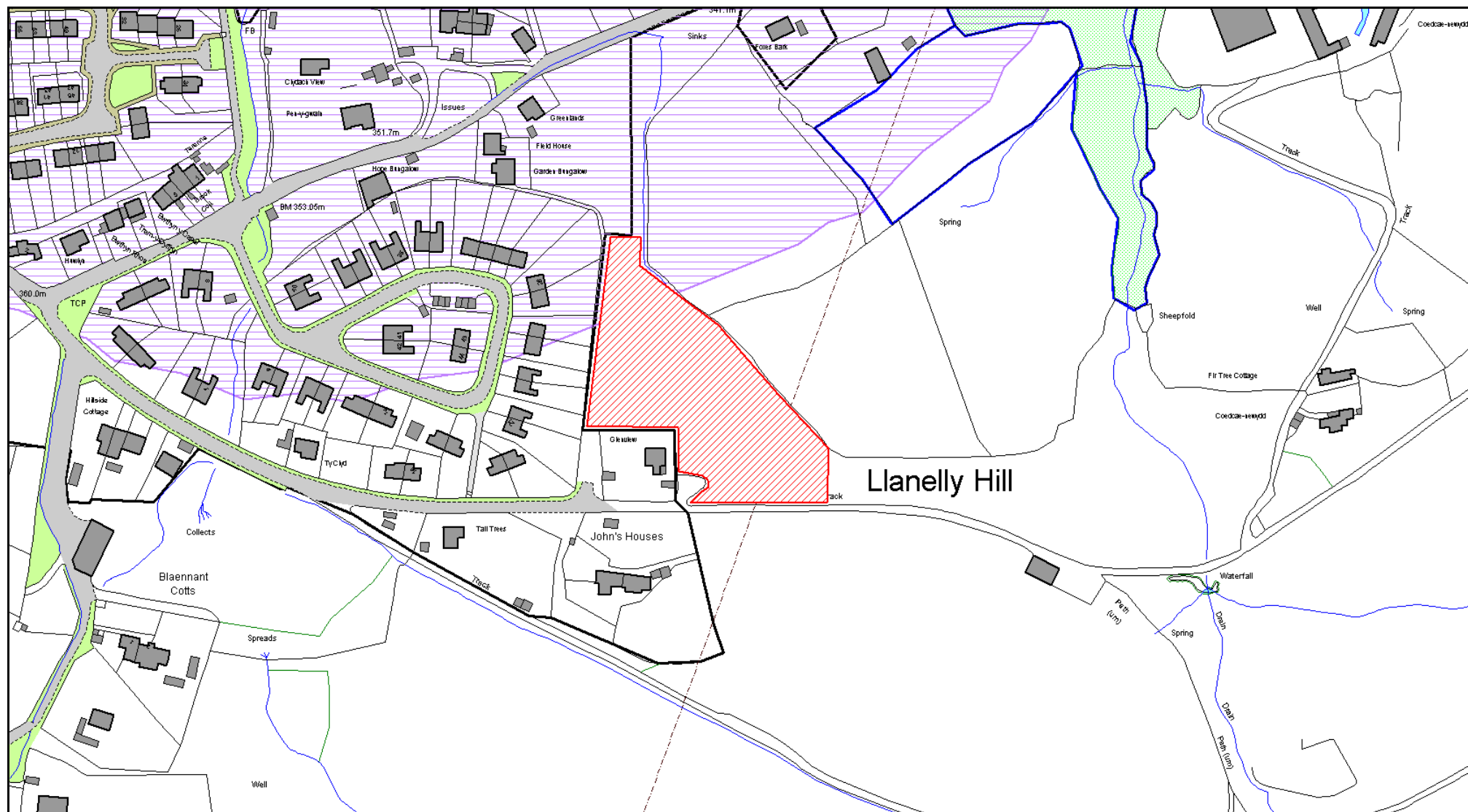


Development Boundary Review Site LH-F: Land opposite Ty Clyd

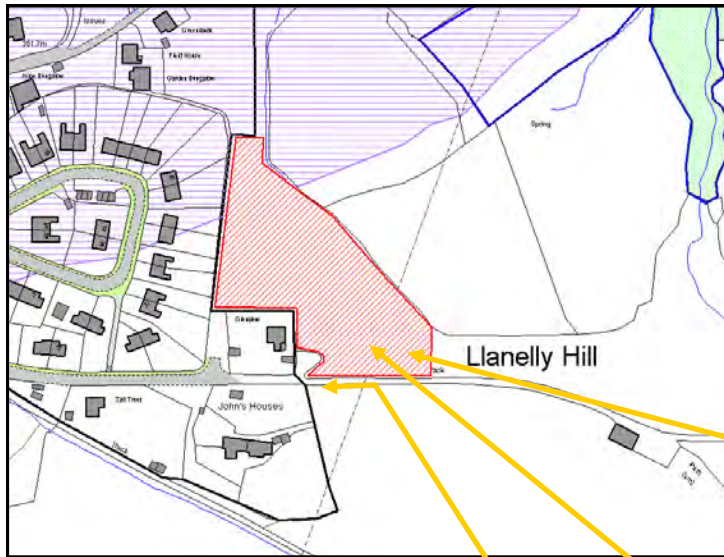


Development Boundary Review Site LH-F	
Current use of area	Unmaintained
Are there natural Constraints ?	Fairly level site with slight slope from north to south. Possible ecological/biodiversity issues due to its overgrown state. Drainage issues—visible standing water close to roadside.
Are there any other constraints ?	Access appears to be possible—roads not busy. Existing pavements.
Development immediately adjacent?	1990s bungalows surrounding. Bus depot to the west.
Impact on village setting if developed?	No long distance views into site so minimal impact.
Opportunity for extension / infill	Possible location for development

Development Boundary Review Site LH-G: Land adjacent Glenview



Development Boundary Review Site LH-G: Land adjacent Glenview



Development Boundary Review Site LH-G	
Current use of area	Unmaintained
Are there natural Constraints ?	<p>Sloping down towards existing development from south to north.</p> <p>Site drops suddenly from the road.</p> <p>Drainage issues—visible bogs along roadside.</p>
Are there any other constraints ?	<p>Large pylons within site.</p> <p>Access appears to be possible—road narrows along the side of the field but could possibly cope with a light amount of traffic.</p>
Development immediately adjacent?	Small bungalows to the west.
Impact on village setting if developed?	<p>Minimal impact into settlement as it would appear as a natural extension of current development.</p> <p>Site sits fairly low within the context of the surrounding landscape.</p> <p>Could be considered a linear extension of the settlement into open countryside to the east.</p>
Opportunity for extension / infill	Possible small extension of current development.