

Carmarthenshire Local Development Plan

Revised 2018-2033

Candidate Site Assessment Questionnaire

Please use this form to provide details of the **Candidate Site** you are proposing for inclusion or protection within the revised Carmarthenshire Local Development Plan. By providing as much information as possible it will help the Authority process and assess your Candidate Site efficiently. Reference should be given to the content of the guidance note in completing this form.

The submission period commences on Monday, February 5th 2018 and representations must be received by the deadline of 2.00pm on Wednesday 29th August 2018. Submissions received after this deadline will not be considered. It is the Council's preference to receive the submissions electronically, however submissions may be forwarded by post. This questionnaire form is available upon request at the Council's Customer Service Centres, and at the County's Public Libraries. Any continuation sheets or additional documentation should be securely attached and referenced.

If you have any queries relating to the submission form or guidance notes, please contact the Forward Planning Section on forward.planning@carmarthenshire.gov.uk or by telephone on 01267 228818.

Paper submissions should be sent to Forward Planning Section, Environment Department, 5-8 Spilman Street, Carmarthen, Carmarthenshire, SA31 1JY.

Please note that the submission of a site does not imply that it will be accepted and allocated or otherwise for development by the Authority. All candidate site submissions will be available for public inspection in the form of a Candidate Site Register and cannot therefore be treated as confidential.

Office use only

Date Received:

Date Acknowledged:

Site Reference:

Respondent Number:

Agent Number:

Name: RSAI
Address: C/O Agent

Post Code: C/O Agent
Organisation (where applicable): [Click here to enter text.](#)
Telephone: C/O Agent
E-mail: C/O Agent

Preferred method of communication: Letter ☐ e-mail ☒

Agent's Details (where applicable)

(If you nominate an agent, correspondence will only be sent to your agent).

Name: Mr Arwel Evans

Address: [REDACTED]

Post Code: [REDACTED]
Organisation (where applicable): Lichfields
Telephone: [REDACTED]
E-mail: [REDACTED]

Preferred method of communication: Letter ☐ e-mail ☒

Personal Details

1. Site Location:

Land at Talyclun, Llangennech. Please refer to Site Location Plan submitted.

Please identify the extent of the site on an Ordnance Survey Plan (Red Outline)

2. Site Area, please choose (m2 / acres / hectares):

4.189 hectares

3. Is the site within, immediately adjoining, or closely linked to an identified settlement in the current LDP? Please identify the settlement:

Yes ☒ No ☐

Which Settlement? Llangennech

4. What is the current use of the site? Agriculture

5. What is the proposed use of the site? Residential (up to 100 dwellings)

6. Are there any buildings on the site? Yes ☐ No ☒

If yes, are the buildings in use or are they vacant? Please provide details:
[Click here to enter text.](#)

Site Details

7. Does the proposer own the site?

Yes ☐ No ☒

8. If the proposer does not own the site, has the landowner been contacted and agreed to any potential development of the site?

Yes. Agreement in place between proposer and landowner.

9. Does the proposer own or control any adjoining land? Yes ☐ No ☒

If yes, please explain the interest and identify the extent on an Ordnance Survey Plan (Blue Outline).

[Click here to enter text.](#)

10. Is your site an allocation in the current LDP?

Yes ☐ No ☒

11. If so, has progress been made to develop the site? Yes ☐ No ☐

If yes, please provide details of the progress.

If no, please provide details as to why it is not being developed.

[Click here to enter text.](#)

Site Ownership

Residential Use

12. Are you proposing a residential use on the site? If so, is it for a housing allocation (5+ units) or for small scale development (less than 5 units)?

Small scale development includes amendments to the development limits.

☒ Housing Allocation

☐ Small Scale

☐ Not Applicable

Housing Development

13. If the site is to be considered as a housing allocation (5+ units), please provide supporting information as set out in the guidance note.

Please refer to supporting documents submitted:

Planning Report;

Appendix 1 – Site Boundary

Appendix 2 – Adopted LDP Allocations and Commitments

Appendix 3 – Relationship with Local Facilities and Services

Appendix 4 – Development Principles

Appendix 5 – Welsh Water Water and Sewer Plan

Biodiversity Checklist

Deliverability of the Site

14. For small scale developments (sites of less than 5 units), please provide supporting information as set out in the guidance note.

N/A

Deliverability of the Site

Non-residential Land Use

15. For non-residential candidate sites, please identify how the site will be developed for its intended use.

N/A

16. When would you intend to bring the site forward for development?

☒ Short Term (2021- 2024)

☐ Medium Term (2024-2029)

☐ Long Term (2029-2033)

17. What would be the land value of the site if the proposed use was achievable?

*Only to be answered if an allocation is being proposed.

It is difficult at this early stage to predict the land value of the site when developed given that a number of things are currently unknown such as the scale of planning obligations (i.e. number of affordable units and works to the junction) and the number of units to be developed. However, initial discussions with agents have indicated that the site would be attractive to developers. This indicates the deliverability of the site.

Viability

18. Is the site accessible from the existing public (adopted) highway?

☐ Yes

☒ No

19. Does the site have a suitable access point with adequate visibility?

☐ Yes

☒ No

If yes, please identify how this is achieved.

Accessibility

If no, how would the access point and visibility be achieved?

There is potential for the vehicular access to the site to be integrated with the existing B4297/A4138 junction to form a cross-road junction, which has the potential to alleviate the existing traffic congestion on this section of Pontarddulais Road. The new cross road junction would be designed to ensure adequate visibility. The junction would need to be signalled. Further feasibility work on the suitability of the junction would be carried out in due course.

20. Is the site located within a flood risk zone as identified in the TAN 15 Development Advice Maps?

☒ Zone A ☐ Zone B ☐ Zone C1 ☐ Zone C2

**proposers should note that the Local Planning Authority may request further information or evidence during the candidate site process where consultation responses highlight issues relating to tidal, fluvial, surface water flooding and the impacts of climate change.*

21. Is the site previously developed (brownfield) or is it a greenfield site?

☐ Previously Developed ☒ Greenfield

22. Does the site have an available water connection?

☐ Yes ☒ No

If no, describe how these facilities will be obtained.

Welsh Water plan shows that a water main runs under the adjacent A4138 as well as within the adjacent Talyclun development. Further discussion will be required with Welsh Water in order to confirm that a connection is possible.

23. Does the site have a suitable sewerage connection?

☐ Yes ☒ No

If yes, what would be the method of foul sewage disposal?

[Click here to enter text.](#)

If no, describe how these facilities will be obtained.

No but sewerage pipe runs under the adjacent A4138 and within the adjacent Talyclun development. Further discussion will be required within Welsh Water in order to confirm that a connection is possible.

24. Are there any historic or archaeological features or designations affecting the site?

☐ Yes ☒ No

If yes, please provide details:
[Click here to enter text.](#)

25. Are there any landscape or ecological features / designations or protected species which may be impacted upon by the development of the site? Please refer to the checklist for developers on Nature Conservation and Biodiversity.

☐ Yes ☒ No

If yes, please provide details:

26. Are there any trees or hedgerows which may be impacted upon by the proposed development?

☒ Yes ☐ No

If yes, please provide details:

Minor removal of trees fronting A3138 will be required to facilitate the development. Mitigation in the form of additional landscape/tree planting can be provided on site.

27. If you have any further comments to make in support of the proposed site, please set them out here and/or securely append additional sheets or other evidence:

Please refer to supporting documentation:

Planning Report;
Appendix 1 – Site Boundary
Appendix 2 – Adopted LDP Allocations and Commitments
Appendix 3 – Relationship with Local Facilities and Services
Appendix 4 – Development Principles
Appendix 5 – Welsh Water Water and Sewer Plan
Biodiversity Checklist