

Carmarthenshire LDP – Revised
2018-2033
Candidate Site Submission

**Land Adjacent to Coed Y Bronallt,
Hendy**

August 2018



Contents

Chapter 1

Introduction

Chapter 2

Site Description

Chapter 3

Planning Policy Context

Chapter 4

Site Appraisal

Chapter 5

Conclusion

Appendix 1

Site Plan

1 Introduction

- 1.1 This Candidate Site submission document has been prepared on behalf of Mr Neill McDonnell to accompany the required forms completed in respect of land adjacent to Coed Y Bronallt, Hendy.
- 1.2 The site is situated in the village of Hendy, in the community of Fforest, on a parcel of land that adjoins the western side of the Coed Y Bronallt housing development. Access to the site can be gained through the housing development, which forms a junction with Bronallt Road at its eastern end.
- 1.3 This submission will demonstrate that the site should be allocated for a residential development which is sympathetic to its surroundings in terms of scale and form, and which addresses the opportunities and constraints of the site.
- 1.4 The applicant Mr Neill McDonnell has successfully developed the adjacent Coed y Bronallt development over the last 15 years and has a proven track record in delivering housing for the local market on a consistent basis. However, at this juncture there are only a few plots remaining within Coed y Bronallt and as such a further allocation would ensure the continuity of work for the applicant and his workforce.
- 1.5 In terms of the content of this Supporting Statement, Section 2 provides a brief description of the site; Section 3 discusses the overall planning policy context; Section 4 assesses the site in the context of criteria identified in Planning Policy Wales. Section 5 provides a summary and conclusions.

2 Site Description

- 2.1 This section sets out the site's general location and provides a brief description of the candidate site and its immediate surroundings.
- 2.2 The site is located within the village of Hendy, in the community of Fforest and is situated approximately 14km to the north-west of Swansea and approximately 23km to the south-east of Carmarthen, as identified on the Site Location plan at Appendix 1.
- 2.3 The round-shaped parcel of land is some 1.7 hectares in area, and is located just outside of the development limits, as defined within Carmarthenshire's adopted Local Development Plan. It is considered the site would be suitable for the allocation of approximately 40 residential dwellings based upon the density of the adjacent development.
- 2.4 The area within the vicinity of the site is largely residential, adjoining the relatively new Coed Y Bronallt housing development. The area of Coed Y Bronallt is characterised by large detached dwellings set into their own plots with relatively narrow gaps for side access pathways. The mix of materials used throughout the area comprise facing brick walls, a variety of concrete tiled roofs at reasonable pitches, with UPVC windows and doors. Certain dwellings feature stone quoin blocks and other aspects of decoration with reconstituted stone mouldings.
- 2.5 In terms of community facilities, a post office and public house lie in close proximity as well as a newly refurbished childrens play area. To the south of the site lies Hendy County Primary School, Hendy Rugby Club, a Tesco Superstore, and several restaurants/public houses, all of which are within a 500m-1km walking distance of the Candidate Site.
- 2.6 In terms of public transport infrastructure, bus stops are located on Iscoed Road, approximately 500m to the south, with services L3, L4 and X90 providing links with Pontarddulais and Llanelli. In addition, Pontarddulais Railway Station is situated approximately 800m to the south-west of the site. There are five trains a day in each directions on weekday, four on Saturdays and two on Sundays. Four services run through to Shrewsbury northbound, whilst southbound trains run to Llanelli and Swansea.
- 2.7 The Greenfield site slopes in a southerly direction, and is characterised by grassland, with vegetation and trees located on its periphery.
- 2.8 A review of the Carmarthenshire Planning Application database has revealed that, within the last ten year period, there has been no planning history associated with the site.

3 Planning Policy Framework

Overview

- 3.1 The policy basis for this submission derives from the content and scope of national planning guidance. It is submitted that the residential land use proposed would be in accordance with national advice and guidance, its associated Technical Advice Notes (TANs), together with the Development Plan for the local area.

Wales Spatial Plan

- 3.2 'People, Places, Futures, the Wales Spatial' (updated in 2008) provides an overall strategic framework for the future spatial development of Wales. The primary aim of the plan is to promote sustainable development which is to be delivered through its area strategies. In this case the importance of Carmarthen is reinforced in the Wales Spatial Plan which recognises its role across the three Spatial Plan areas of Swansea Bay, Pembrokeshire - The Haven and Central Wales.

3.3 The Well-Being of Future Generations (Wales) Act 2015

The Well-Being of Future Generations Act requires public bodies in Wales to think about the long-term impact of their decisions, to work better with people, communities and each other, and to prevent persistent problems such as poverty, health inequalities and climate change.

To make sure we are all working towards the same purpose, the Act puts in place seven well-being goals. The Act makes it clear the listed public bodies must work to achieve all of the goals, not just one or two.

The seven well-being goals include:

1. A prosperous Wales
2. A resilient Wales
3. A healthier Wales
4. A more equal Wales
5. A Wales of cohesive communities
6. A Wales of vibrant culture and Welsh Language
7. A globally responsible Wales

Planning Policy Wales

- 3.4 Planning Policy Wales (PPW) – Edition 9 (November 2016) is the principal document of the Welsh Government which sets out the context for sustainable land use planning policy, within which Local Planning Authorities' (LPAs) statutory Development Plans are prepared and development control decisions on individual planning applications and appeals are made. PPW identifies (Paragraph 1.2.2) the overall basis on which the planning system is to operate:

"The planning system must provide for an adequate and continuous supply of land, available and suitable for development to meet society's needs. It must do this in a way that pays regard to:-

- *overall sustainability principles, outcomes and objectives, paying particular attention to climate change as a key sustainability concern;*

- *the Wales Spatial Plan;*
- *detailed policies on the different topic areas set out in this (PPW) document“*

3.5 Chapter 4 of PPW relates to sustainability which emphasises that the planning system should provide for a presumption in favour of sustainable development to ensure that social, economic and environmental issues are balanced and integrated (Para 4.2.2). This chapter highlights that planning policies, decisions and proposals should promote resource efficient settlement patterns by minimising land take and urban sprawl, and ensure that all local communities have sufficient good quality housing for their needs, including affordable housing for local needs and for special needs where appropriate, in safe neighbourhoods (Para 4.4.3).

3.6 Paragraph 4.1.2 refers to The Well-being of Future Generations (Wales) Act 2015 which places a duty on public bodies (including Welsh Ministers) to carry out sustainable development. In carrying out this duty, actions which public bodies must take include:

- setting and publishing objectives (“well-being objectives”) that are designed to maximise its contribution to achieving each of the well-being goals; and
- taking all reasonable steps (in exercising its functions) to meet those objectives.

3.7 The Act puts in place seven well-being goals to help ensure that public bodies are all working towards the same vision of a sustainable Wales. These include the need for cohesive communities which are attractive, viable, safe and well-connected. “Sustainable development” in Wales is defined as the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals.

3.8 In addition, this chapter highlights that sustainable development should be achieved through the design which is described as (Para 4.11.1):

“the relationship between all elements of the natural and built environment. To create sustainable development, design must go beyond aesthetics and include the social, environmental and economic aspects of the development, including its construction, operation and management, and its relationship to its surroundings.”

3.9 Chapter 9 of PPW provides the framework for national housing planning policy, which states (Para 9.1.1) that the Welsh Government’s approach, set out in the National Housing Strategy, is to:-

- *provide more housing of the right type and offer more choice;*
- *improve homes and communities, including the energy efficiency of new and existing homes; and*
- *improve housing-related services and support, particularly for vulnerable people and people from minority groups.*

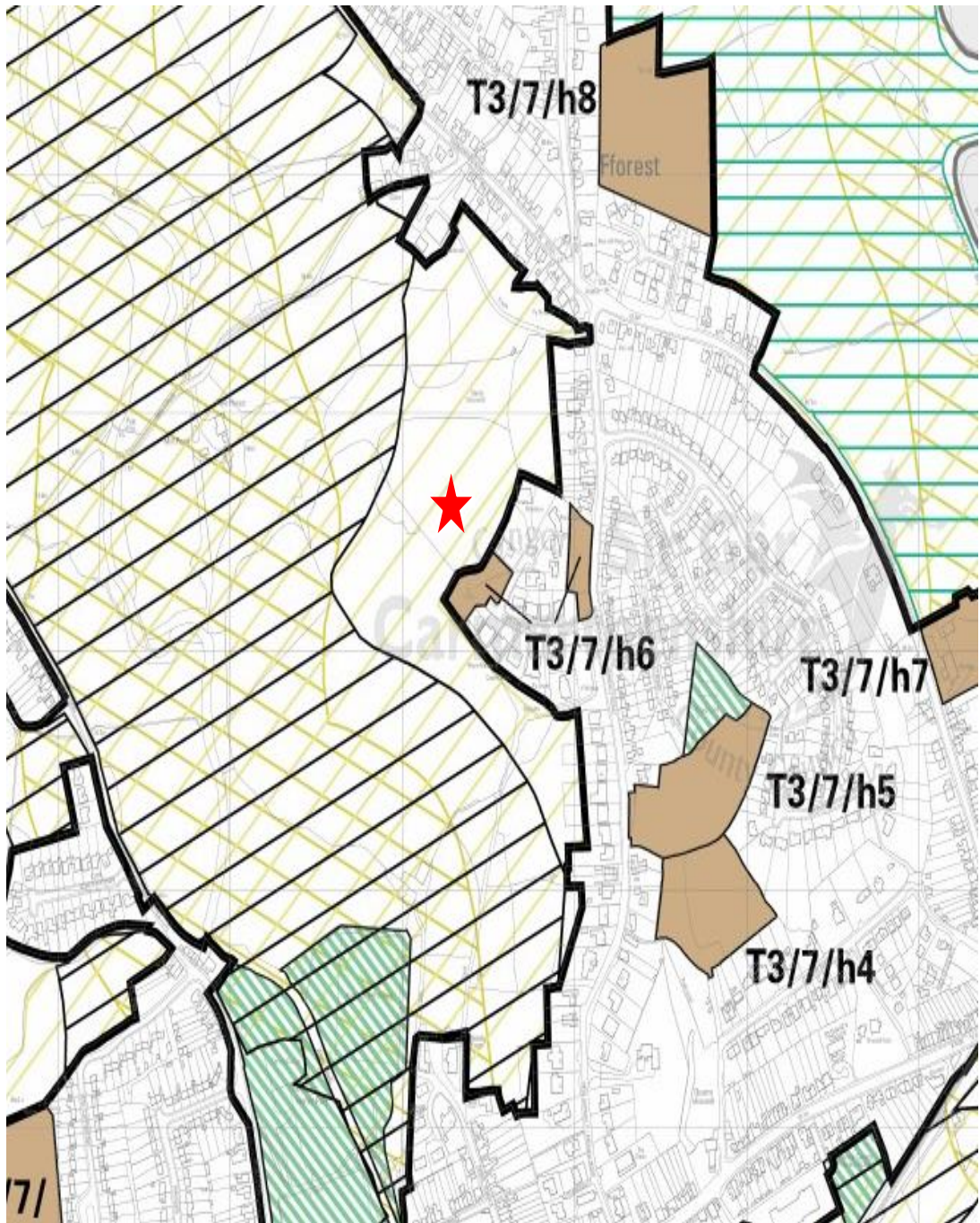
The Welsh Government will seek to ensure that:

- *previously developed land is used in preference to greenfield sites;*
- *new housing and residential environments are well designed, meeting national standards for the sustainability of new homes and making a significant contribution to promoting community regeneration and improving the quality of life; and that*
- *The overall result of new housing development in villages, towns or edge of settlement is a mix of affordable and market housing that retains and, where practical, enhances important landscape and wildlife features in the development.”*

- 3.10 In paragraph 9.2.9 it is stated that local planning authorities should consider the following criteria in deciding which sites to allocate for housing in their development plans:-
- The availability of previously developed sites and empty or under used buildings and their suitability for housing use;
 - The location of potential development sites and accessibility to jobs, shops and services to modes other than the car, and the potential for improving such sustainability;
 - The capacity of existing and potential infrastructure, including public transport, water and sewerage, other utilities and social infrastructure (such as schools and hospitals) to absorb further development and the cost of adding further infrastructure;
 - The scope to build sustainable communities and support new physical and social infrastructure, including consideration of the effect on the Welsh Language and to provide sufficient demand to sustain appropriate local services and facilities;
 - Physical and environmental constraint on development of land, including for example, the level of contamination, stability and flood risk, taking into account that such risk may increase as a result of climate change, and the location of fragile habitats and species, archaeological and historic sites and landscapes; and
 - Compatibility with neighbouring established land uses which might be adversely affected by encroaching residential development.
 - The potential to reduce carbon emissions through co-location with other uses.

Carmarthenshire Local Development Plan

- 3.11 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning application decisions should be made in accordance with the development plan unless material considerations indicate otherwise. The statutory development plan for this site is provided by Carmarthenshire Local Development Plan (LDP) which was adopted by the County Council in December 2014.
- 3.12 The site lies immediately outside the development limits of Hendy, next to an existing housing allocation, where development is currently being completed (under reference T3/7/h6). Policy MPP3 Mineral Safeguarding is relevant here, with a designation of sand and gravel encompassing the site. An extract of the adopted LDP proposals map is shown below.
- 3.13 The Carmarthenshire Local Development Plan Review will be required to make provision for future housing needs with an extended Plan Period to 2033, including those of individual settlements in accommodating necessary levels of growth to maintain communities and facilities.
- 3.14 The following section will seek to establish that national planning guidance is supportive of a limited form of residential development taking place on the site. In these circumstances, therefore, it is submitted that these aspects should be taken into account when assessing the merits of the site as a small housing land allocation through the LDP Review site selection process.



4 Appraisal

4.1 This section examines how the submission site meets the requirements of Planning Policy Wales in terms of compatibility with the site selection process for identifying housing land allocations in Development Plans.

Comparison with Site Selection Criteria in Planning Policy Wales

4.2 In paragraph 9.2.9 it is stated that local planning authorities should consider the following criteria in deciding which sites to allocate for housing in their development plans:-

- ***The availability of previously developed sites and empty or under used buildings and their suitability for housing use;***
- ***The location of potential development sites and accessibility to jobs, shops and services to modes other than the car, and the potential for improving such sustainability;***
- ***The capacity of existing and potential infrastructure, including public transport, water and sewerage, other utilities and social infrastructure (such as schools and hospitals) to absorb further development and the cost of adding further infrastructure;***
- ***The scope to build sustainable communities and support new physical and social infrastructure, including consideration of the effect on the Welsh Language and to provide sufficient demand to sustain appropriate local services and facilities;***
- ***Physical and environmental constraint on development of land, including for example, the level of contamination, stability and flood risk, taking into account that such risk may increase as a result of climate change, and the location of fragile habitats and species, archaeological and historic sites and landscapes; and***
- ***Compatibility with neighbouring established land uses which might be adversely affected by encroaching residential development.***
- ***The potential to reduce carbon emissions through co-location with other uses.***

4.3 In accordance with the sentiments of Planning Policy Wales the site is considered wholly acceptable for development from a site selection perspective. We consider below the characteristics of the site when assessed against the above established criteria.

Availability of Land

4.4 The site consists of Greenfield land but is well-related to the adjacent existing settlement, being located next to the relatively new Coed Y Bronallt housing development.

Accessibility

4.5 The site is accessible via the existing Coed Y Bronallt housing development and will form a continuation of the estate road at its western end. Coed Y Bronallt forms a simple priority junction with Bronallt Road at its eastern end and is design to accommodate additional traffic flows.

4.6 In terms of public transport infrastructure, bus stops are located on Iscoed Road, approximately 500m to the south, with services L3, L4 and X90 providing links with Pontarddulais and Llanelli. In addition, Pontarddulais Railway Station is situated approximately 800m to the south-west of the site. There are five trains a day in each directions on weekday, four on Saturdays and two on Sundays. Four services run through to Shrewsbury northbound, whilst southbound trains run to Llanelli and Swansea.

Capacity of Infrastructure

Utilities

- 4.7 The site lies immediately adjacent to the existing Coed Y Bronallt development where utility services are readily available and can be provided to accommodate further development.

Drainage

- 4.8 The site is not affected by a flood risk area (which would prevent vulnerable forms of development such as housing), and it is considered that foul sewage will connect with the existing mains sewer. Appropriate means of surface water drainage, including SUDs will be considered. It is not anticipated that there are capacity issues in the area regarding foul drainage.

Impact on the Community/Welsh Language

- 4.9 It is essential that development does not cause any due damage to the preservation of the Welsh language in these communities. A housing scheme at this location will provide an appropriate range and choice of house types and tenures, including affordable elements. It is not considered that the development of the site for housing will have any significant adverse impact upon the Welsh language or any local communities – in fact the development of the site (particularly the affordable elements) will provide support to the Welsh language by servicing the demand from Welsh speakers who wish to stay in the area.

Physical and Environmental Constraints

Ecology

- 4.10 It is considered that any existing trees and hedgerows on the site will have potential to be incorporated into a residential layout. Notwithstanding, it may be necessary for further ecological and tree surveys to be undertaken to determine any potential impacts on protected habitats/species.

Visual Impact

- 4.11 Overall it is considered that the proposal would not have any significant adverse impact upon the visual amenities of the area. Separation distances, to prevent any adverse or overbearing impacts, between proposed dwellings and existing dwellings can easily be provided.

Flood Risk

- 4.12 The site is not identified on the Natural Resources Wales Development Advice Map as being at risk from flooding.

Site Contamination

- 4.13 In terms of ground conditions there are no known constraints that prevent the development of the site for residential uses.

Compatibility with Neighbouring Uses

- 4.14 Given the land use of Fforest is mainly that of a residential nature, it is considered that the principle of residential development at this site would form a compatible use with the neighbouring uses. The site location plan as seen in Appendix 1, shows that the previous development has already established an access point to allow both sites to merge together. Any future development would be designed to complement the existing development which is ongoing, leading to a logical extension to the site that is in keeping with the character of the surrounding area.

4.15 To ensure residential amenity is protected, adequate separation distances and compatible design of any future dwellings will need to be carefully considered. The site benefits from strong, defensible boundary features, including hedgerows which could be incorporated into the design. It is anticipated that the proposed development will complement with the design of the adjoining site to the south, forming a cohesive form of development. It is anticipated that the form of residential development permissible would need to respond well to the established character of the surrounding area.

4.16 Overall, it is considered that any proposals which meet the requirements specified would be compatible with adjacent residential uses and would not have any significant adverse impact upon the residential amenities of existing occupiers.

The potential to reduce carbon emissions through co-location with other uses

4.17 The site is considered to be located in a sustainable location with bus stops located within walking distance, on Iscoed Road, with services providing links to the nearby settlements and towns. Pontarddulais Railway Station is also located within walking distance of the site, providing other means of travelling in a sustainable way, when compared with the private car. The site also includes a number of pedestrian links, and there it can be seen that the location, as well as the potential design of any development, will help encourage travel by means other than car, thus contributing to reducing carbon emissions.

Relationship with Historic Environment

4.18 There are no listed buildings or scheduled ancient monuments within the immediate surrounding area of the site and, therefore, it is not considered that any future residential development at this site would impact upon the historic environment.

4.19 Mineral Safeguarding

The location of the candidate site and the underlying mineral resource is adjacent to residential dwellings and current policy may render the reserve unfavourable. As such, it is considered that the allocation of the site for residential use would not conflict with adopted Policy MPP3.

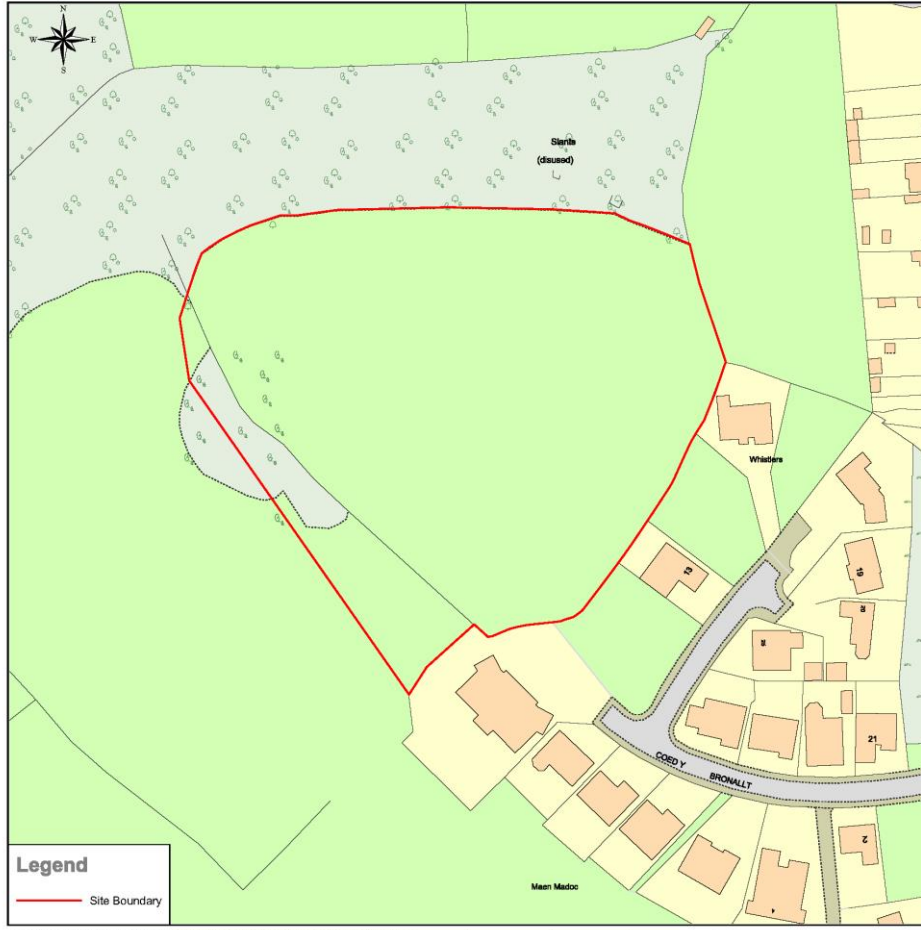
5 Conclusion

- 5.1 This Candidate Site representation is made by Asbri Planning Limited on behalf of Mr Neil McDonnell to accompany the required forms completed in respect of land adjacent to Coed Y Bronallt, Fforest, Hendy.
- 5.2 It is acknowledged that the site is located just outside the existing settlement limits with good public transport links (bus stops on Iscoed Road and the proximity of Pontarddulais Train Station) and within close walking distance to several facilities/amenities.
- 5.3 The site could potentially delivery 40 dwellings of various types and sizes which could be phased as appropriate and which would complement the existing form of development. It will not give rise to any significant adverse impacts upon the character of the area, local amenities, residential amenity and highway safety whilst providing a significant contribution to the area's housing land supply requirements as well as affordable housing.
- 5.3 This submission has assessed the site against established site selection criteria in Planning Policy Wales. It is clear that proposals involving the principle of development for residential uses are compatible with the relevant criteria.
- 5.4 In light of the above, it is, therefore considered that Carmarthenshire County Council should, in its Review of the Local Development Plan, identify the land for an appropriate residential use to serve future local needs.

Appendix 1

Site Plan

Site Location Plan



This Plan includes the following Licensed Data: OS MasterMap Colour PDF Location Plan by the Ordnance Survey National Geographic Database and incorporating surveyed revision available at the date of production. Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey. The representation of a road, track or path is no evidence of a right of way. The representation of features, as lines is no evidence of a property boundary. © Crown copyright and database rights, 2018. Ordnance Survey 0100331873

0m 25m 50m 75m 100m 125m

Scale: 1:1250, paper size: A3



plans ahead by emapsite™

Prepared by: Kate Stevens, 21-08-2018