

Carmarthenshire Local Development Plan

Representation

Introduction

This representation is made to the Carmarthenshire Local Development Plan. It relates to the development limits of Five Roads, and more specifically, a small parcel of land to the south of Rehoboth Road.

This representation unfortunately falls outside the statutory consultation timeframe for the Deposit Local Development Plan. No earlier comments have been made on through the statutory rounds of consultation. However, following a conversation with the Planning Policy Department, it was advised to make a “late representation”.

It is acknowledged that the Council are not duty bound to consider this representation. Notwithstanding this, the comments provided below have been made in good faith with a willingness to work with the Planning Policy Department.

The Site

The site is located to the south of property no.55 Rehoboth Road. The ONS plan appended shows the location of the site. It is approximately 0.2 acres. The north of the site is adjacent to Rehoboth Road, where a number of residential properties are located. To the East and West are other residential properties. To the South is a hedgerow leading on to agricultural land.

The Development Limits

Policy HM02 states that:

“Proposals for housing developments on unallocated sites within the development limits of a defined settlement in Tiers 1, 2 and 3 will be permitted, provided they are in accordance with the principles of the Plan's strategy, policies and proposals”.

The justification for the development limits is understood in preventing unacceptable development, which could adversely impact on the landscape and character of the settlements. Notwithstanding this, the other purpose of the policy is also to enable some growth through windfall sites. However, this is only possible if the development limits are not too tightly drawn to the point that they constrain all potential development.

The image below shows the Local Plan Map including the development limits surrounding Rehoboth Road. It is notable that there are no obvious areas available which could accommodate small housing plots for local people. Given that the Local Plan is until 2033, this is a significant period of time.

The same applies to Five Roads to the east. It is noted that Five Roads is taking some growth within the plan period through a housing allocation. However, there are no obvious plots that could come forward to provide flexibility within the plan period.



The site (highlighted in red) is a logical location to amend the development limits. The character of the settlement is linear in nature and it is important that this is retained. The site would not protrude any further south than the existing adjacent properties to the west and is well contained. Strong boundaries surround the site through existing dwellings or hedgerows. Further, the plot is of a size and scale that is commensurate with the existing built form.

Growth to the east of the settlement could cause coalescence with Five Roads. To the west, Heol Gelli Fawr represents a strong boundary to the settlement that would be illogical to breach. To the north, the existing properties form a linear single file, with little opportunity for growth. Consequently, the only logical area to amend development limits is to the south of Rehoboth Road.

The aerial image below demonstrates that the site sits seamlessly within the existing landscape. The existing hedgerows, trees and vegetation provide the natural boundary to the south of the built form. It is a clear and obvious plot of land that could be incorporated within the development limits.

It is notable under Policy HMO3 (Homes in Rural Villages), it states that:

“In those settlements identified as rural villages under Policy SP16, proposals for 1 to 4 dwellings will be permitted for the following:

- **minor infill of a small gap between the existing built form; or,**
- **logical extensions and/or rounding off of the development pattern that fits in with the character of the village form and landscape...”**

The site would entirely accord with this policy which is aimed at less sustainable locations.



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Technical and Design Matters

Design	The landowners of the site are local to the community and are conscious of the importance of design. Any potential future proposals would strongly accord with the design principles of the development plan. There is a desire build two new properties that reflect the architecture and character of the settlement. Sustainable design practices to assist in mitigating climate change will also be incorporated.
Landscape	The site is well contained by existing development (similar to the development that is being proposed). The existing hedgerows will be enhanced to reinforce the settlement edge.
Biodiversity	New tree and hedgerow planting is capable of being incorporated within the proposals. The proposals will seek to provide a net gain in biodiversity.
Heritage	The site will not impact on the historical linear nature of the settlement. There are no known designated or heritage assets that could be impacted on.
Access	Vehicular access is proposed from Rehoboth Road.

¹ Google Earth Image

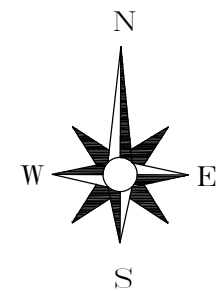
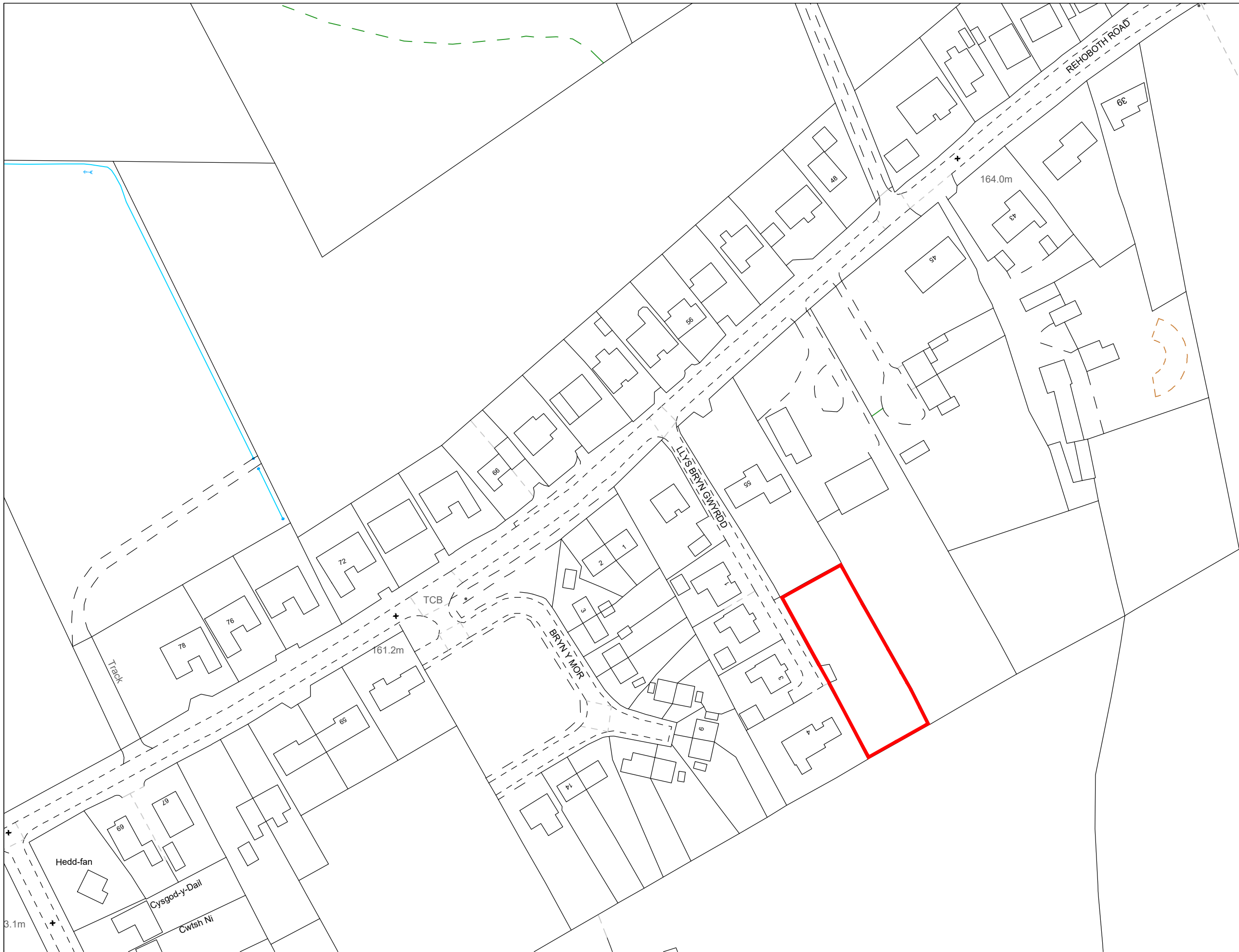
Summary

This representation does not object to the development limits in principle but considers that the constrained nature of them does not allow for small infill plots to provide windfall development. Windfall development has made a significant contribution towards the Council's housing land supply and proven necessary to provide homes for local people.

The site is a small logical extension to the existing built form. It is proportionate to the settlement in scale, in a location of modern detached dwellings. It is notable that if the site was located in a smaller village, a proposal for two new dwellings would entirely accord with the development plan. There is an inconsistency in the development plan policies (as a consequence of the tightly drawn development limits) which allow for small scale development in less sustainable settlements but preclude logical sites such as this within larger villages.

It is understood that this representation falls outside of the statutory consultation. However, it would be gratefully received if the representation is acknowledged.

Appendix 1



REV	DATE	DESCRIPTION	BY

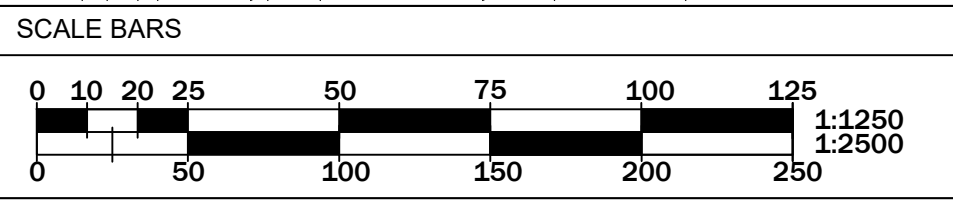
APPLICANT:
Mr J Wilshire

PROJECT:
Proposed new development at St. David's House, St. David's Lane, Denbigh LL16 3EP.

DRAWING TITLE:
Location Plan

SCALE: 1:1250 @ A3
PLAN DETAILS: TOTAL SQFT -

PLAN REF: SBP4684/REP/01
SPEC: -
REV: -
TOTAL SQM -



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