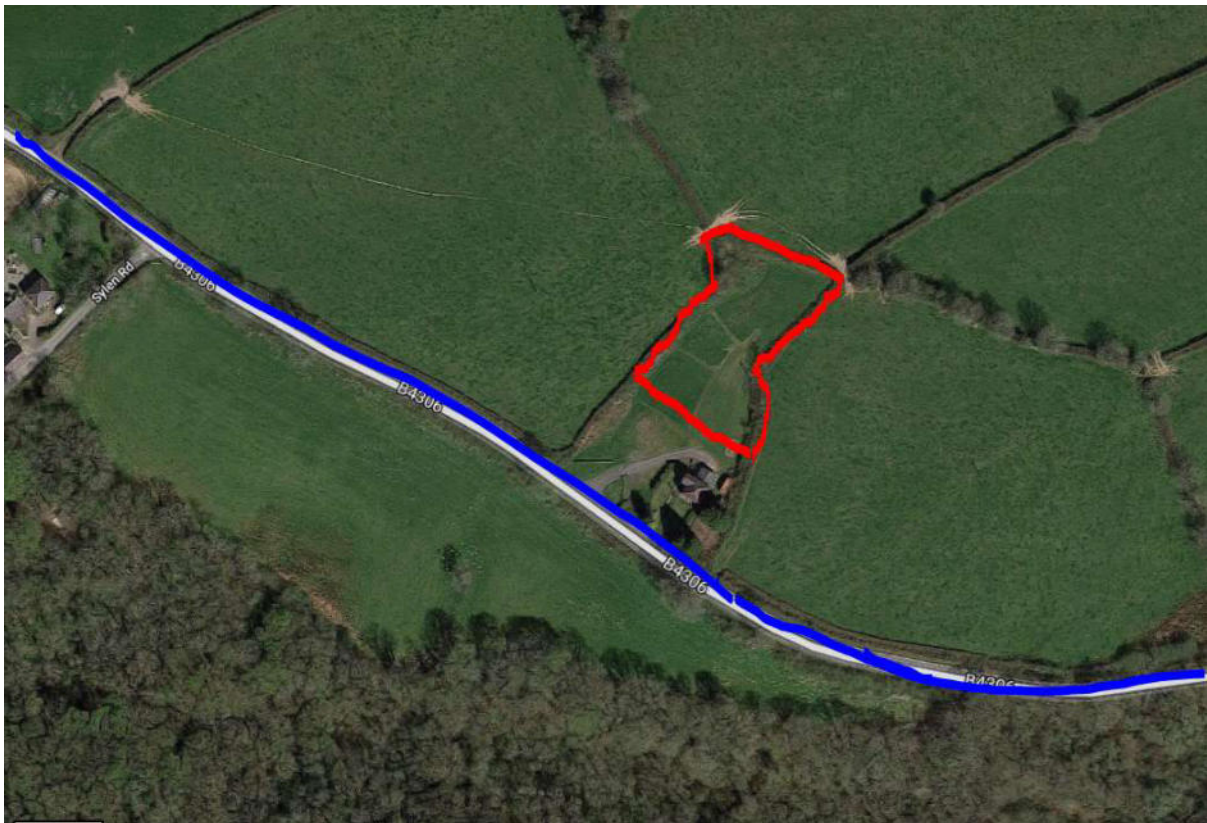


SUSTAINABLE APPRAISAL

LOCAL DEVELOPMENT PLAN PROPOSED CANDIDATE SITE

S R/138/004

LAND AT THE REAR PART OF MYRTLEBURY
FARM, LLANNON ROAD, B4306, PONTYBEREM,
SA15 5NB



Carmarthen, 25.03.2023

This statement is produced by "Nicole Jones - Architects", 6 Myrddin Crescent, Carmarthen SA31 1DX for my client Mr C Douch to look at the potential for the land marked in red to be designated as a residential development site in the forthcoming Local Development Plan by Carmarthenshire County Council.

1. Introduction

We would like rear part of the dwelling called Myrtlebury Farm at Llannon Road, B4306 on the South edge of Pontyberem, to be considered as a candidate site to be included in the new Local Development Plan.

2. Site Appraisal

This candidate site consists of the rear part the garden. It is of a rectangular shape and can be found just outside the settlement limits of Pontyberem Unitary development plan.

The proposed site is a relatively flat grassed land with a gentle slope towards the road. It is bordered on three sides by mature hedgerows. No trees can be found on the land which could affect any development.

Myrtlebuury Farm now only consists of a single dwelling. The original farm house and outbuildings had been taken down a while ago.

3. Access

There is an existing access points farm on the Eastern side off Llannon Road which will lead to the candidate site. There is no pedestrianized access and no public footpath along the road.

At the point of entering the main road has a 50-mph controlled zone in place with a good visibility standard in both directions up and down. No restrictions through tress, bends or hedgerows. The road has got a good alignment

4. Flooding

The site lies well above the water level and in good distance from any water course. No evidence can be found on the flood maps issued by the Environmental Agency – Wales.

5. Pollution

This field is currently greenfield sites and use for grazing.

Evidence of a past development can be found on the land, which consisted of the frame house, 2 cow sheds and a haybarn.

The radon level is under 1%.

No known contamination as happened to the land.

Not adjacent to a mineral buffer zone

The site does not lie in a sandstone recognised area.

No overhead power cable run through the field.

No activities have taken place which would have resulted in a contamination of the soil or the sub soil.

6. Possible constrains

Overhead power cables run alongside the road and next to the candidate site. No underground or phone lines would cause a problem for a possible development.

7. Main services

All services: mains water supply, foul sewer, electricity and high-speed electronic communications networks, are on the site of Myrtle Farm right next to the candidate site. The area is serviced by the local bin collection.

8. Historic Importance

The site is not in a conservation area.

None of surrounding buildings are listed.

No known or apparent feature of heritage of archaeological importance can be found on the land.

No land infills took place.

The site has not been used for any industrial use or as a waste site.

No coal mining has been taken place on or in close proximity to the site.

9. Landscape and ecology

This site has been used for many years as part of the garden of the existing dwelling.

There is no knowledge of any protected species on or surrounding. However, a full ecological survey would need to be necessary before any development could take place.

This sloping site can be seen from the main road and up the valley. It is tucked behind the existing farm house. New dwellings should be designed with the surrounding residential houses in mind.

Small trees and hedgerows are along parts of the northern, southern and eastern boundaries. There is no defined boundary to the western side. It runs into the garden of Myrtle Farm.

No large trees can be found on the site.

10. Settlement - Boundaries

This candidate site lies outside the settlement limits of Carmarthenshire as defined in the local UDP -GR1. It is surrounded by residential development.

In the last LPDs (December 2014) a surrounding site in close proximity (just 2 fields along) had been included; T3/6/h6.

Pontyberem is a small town which got all necessary amenities in close proximity.

- General hospital 9.5 miles
- Secondary school 5 miles
- Primary schools, less than ¼ mile
- Leisure centers, 9 miles
- Town center, ¼ mile
- Dentist & GP surgeries, ¼ mile

11. Transport links

The transport links to Carmarthen and Llanelli town are well established and developed.

- train station is in Kidwelly, 8 miles away
- bus line is along Llannon Road with the next stop a few hundred meters down the road.
- Carmarthen town 9 miles
- Llanelli town 8 miles
- A48 motorway link is 9 min away
- M4 is reached in 15 min

12. Conclusion

The site is very suitable for 2-3 dwellings. They would be tucked behind the existing resident development and can be serviced via the same access point. It should be seen in a visual and functional connection between the dwelling at Myrtle Farm. Given that this site is close to the existing dwelling as well as only some hundred yards from a row of dwellings, along Llannon Road, we cannot see any obvious adverse effect on the developments in close proximity.

Not enough house developments in Carmarthenshire, has been implemented since the last LDP was approved, which has led to a shortfall of housing sites in Carmarthenshire.

Especially in Pontyberem not a lot of sites had been included in the last LDP.

There would not be an increase in traffic given that there used to be a working farm on this site which would have create a fair amount of movement onto the site.

The existing access can be used to serve the dwelling on the site as well as the new development.

It is worth emphasising at the outset that the site:

- will help sustain the community by providing dwellings in a location that reinforces the traditional settlement pattern;
- is of modest size and is situated adjacent to a proposed residential allocation;
- would not result in the loss of any important amenity feature or represent an unacceptable intrusion into the landscape;
- would not give rise to any recognised highway or utility service provision objections
- would fully comply with established planning policies that direct development to sustainable locations in terms of proximity to urban facilities and a public transport route.
- it is closely related to the main public transport corridors;
- the site is conveniently located in terms of schools and other services and facilities;
- the site is not constrained by any significant environmental considerations, including ecological designations;

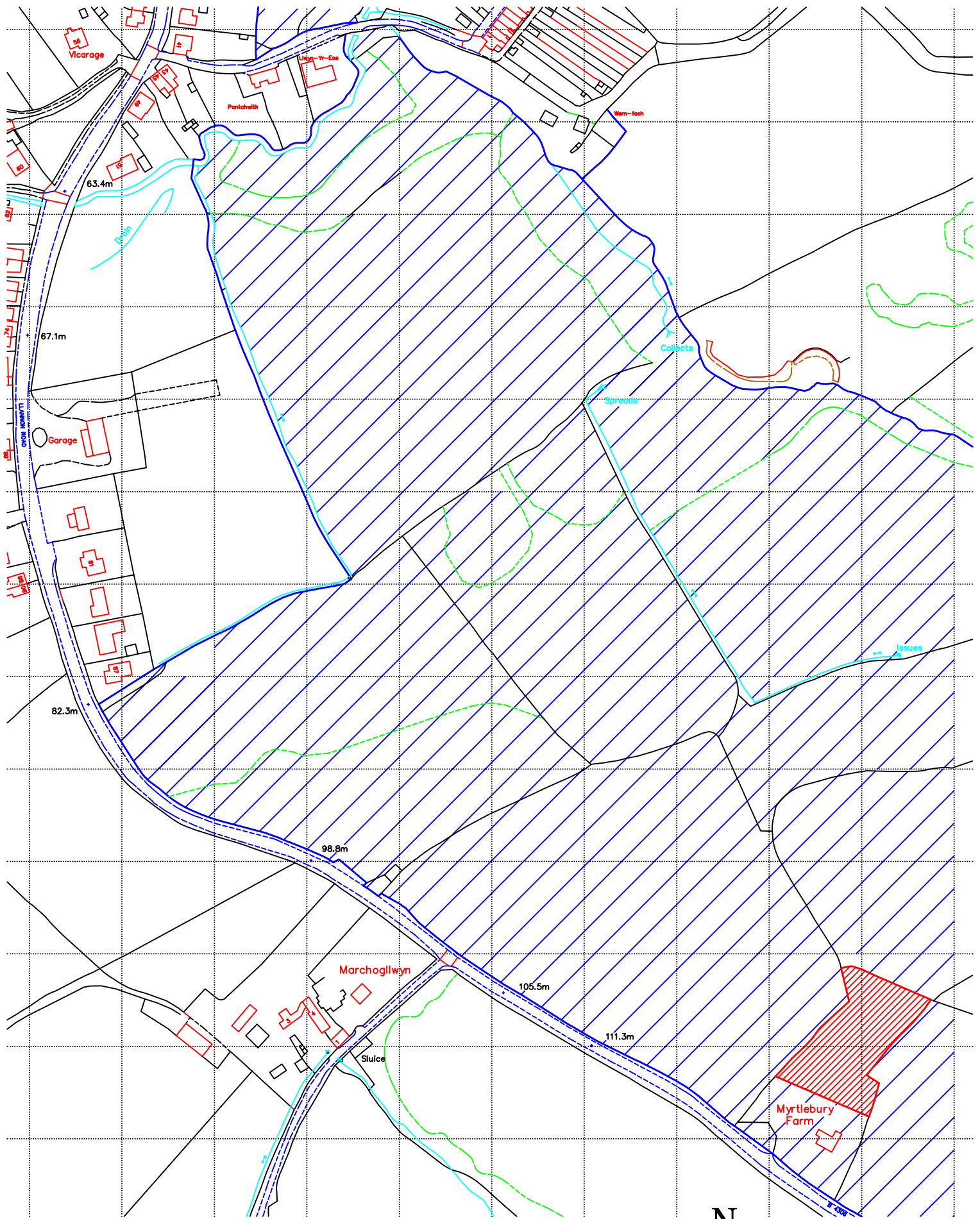
- it will be contained within existing defensible boundaries and will not give rise to any harmful precedent for further residential development.
- It is felt that there is scope for additional small sites to be identified to receive residential development, in order to provide further choice.
- The inclusion would not create any amenity, highway or utility service provision difficulty.

Appendices

- The site
- Location map
- Access lane
- Transport map
- LDP

The site





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RED = SITE
 BLUE = SAME OWNERSHIP



Access



LDP

