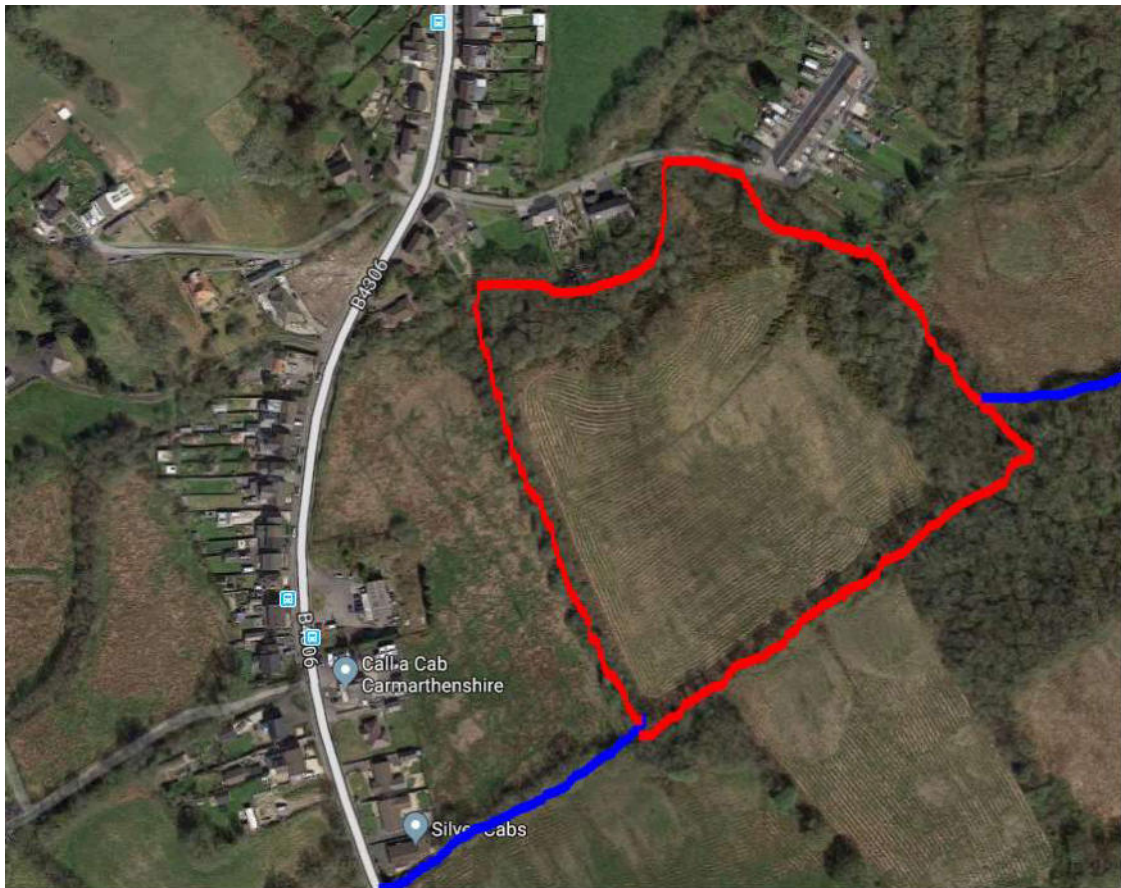


# SUSTAINABLE APPRAISAL

## LOCAL DEVELOPMENT PLAN PROPOSED CANDIDATE SITE

### S R/138/006

FIELD OFF GWENDREATH ROW, PONTYBEREM,  
SA15 5NA



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 to include a field at the rear of Llannon Road, B4306 in the new Local Development Plan. It can be found behind an area of land which has been included the last LDP of a lane serving the Gwendreath Row development.

## **2. Site Appraisal**

This candidate site consists of a gentle sloping field at the southern site of Pontyberem. Mature hedgerows form the western and southern boundaries whilst streams define the eastern and northern boundaries.

The parcel of land is sloping towards the North and an access lane. It is of a rectangular shape and can be found just outside the settlement limits of Pontyberem Unitary development plan.

## **3. Access**

There is no direct existing access onto the main road. Access can be achieved either through the adjoining field which was already include in the LDP or through another adjoining field which the owner has put forward as a candidate site.

## **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.

No evidence of a past development can be found.

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. Main services**

All services: mains water supply, foul sewer, electricity and high-speed electronic communications networks, are in the next field along. The area is serviced by the local bin collection.

## **7. Historic Importance**

The site is not in a conservation area.

None of surrounding buildings are listed.

No known or apparent feature of heritage or 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.

## **8. Landscape and ecology**

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.

The predominate part of this field is used for grassing. The areas surrounding the streams to the North and East are covered with an over ground coppice. It is non-accessible completely overgrown with a mix of small trees, bushes and hedgerows.

## **9. Possible constraints**

Overhead power cables run through the field and alongside the road at the candidate site. Contact has been made to move those cables to a different position in another field owned by the same person.

No underground or phone lines would cause a problem for a possible development. A road access needs to be formed either onto Gwendraeth Row, which is only a single lane but has potential to be widened. Most of the surrounding land is in the same ownership and can be incorporated.

Another option would be to access this land either via a parcel of land which had been included in the last LDP or via a field which the owner has put forward for a candidate site as well.

## **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**

From the Carmarthenshire housing policy statement, it would appear that there is a need for around 15,000 houses in the LDP period. It also appears that there are currently only around 5,000 committed allocations. Especially in Pontyberem not a lot of sites had been included in the last LDP.

Further investigation should be taken into the vegetation and animal life of the overgrown area along the streams. However, this can be left as a biotope which would not affect any development.

Our proposed development can easily be joined to the fields included in the LDP last time and seen as one. This would give more scope for a more “round” development behind the dwellings along Llannon Row.

Various options are available for a new road access onto the roads. Either an adjoining access for both sites direct onto Llannon Road, a new access over another field we have put forward again directly onto Llanon Road or an access onto Gwendraeth Row which could be widen and upgrade,

We cannot see any obvious adverse effect on the developments in close proximity.

There would an increase in traffic given amount of new dwelling which could be erected in this field. However, the main road as well as the village can cope with new developments and their traffic.

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.

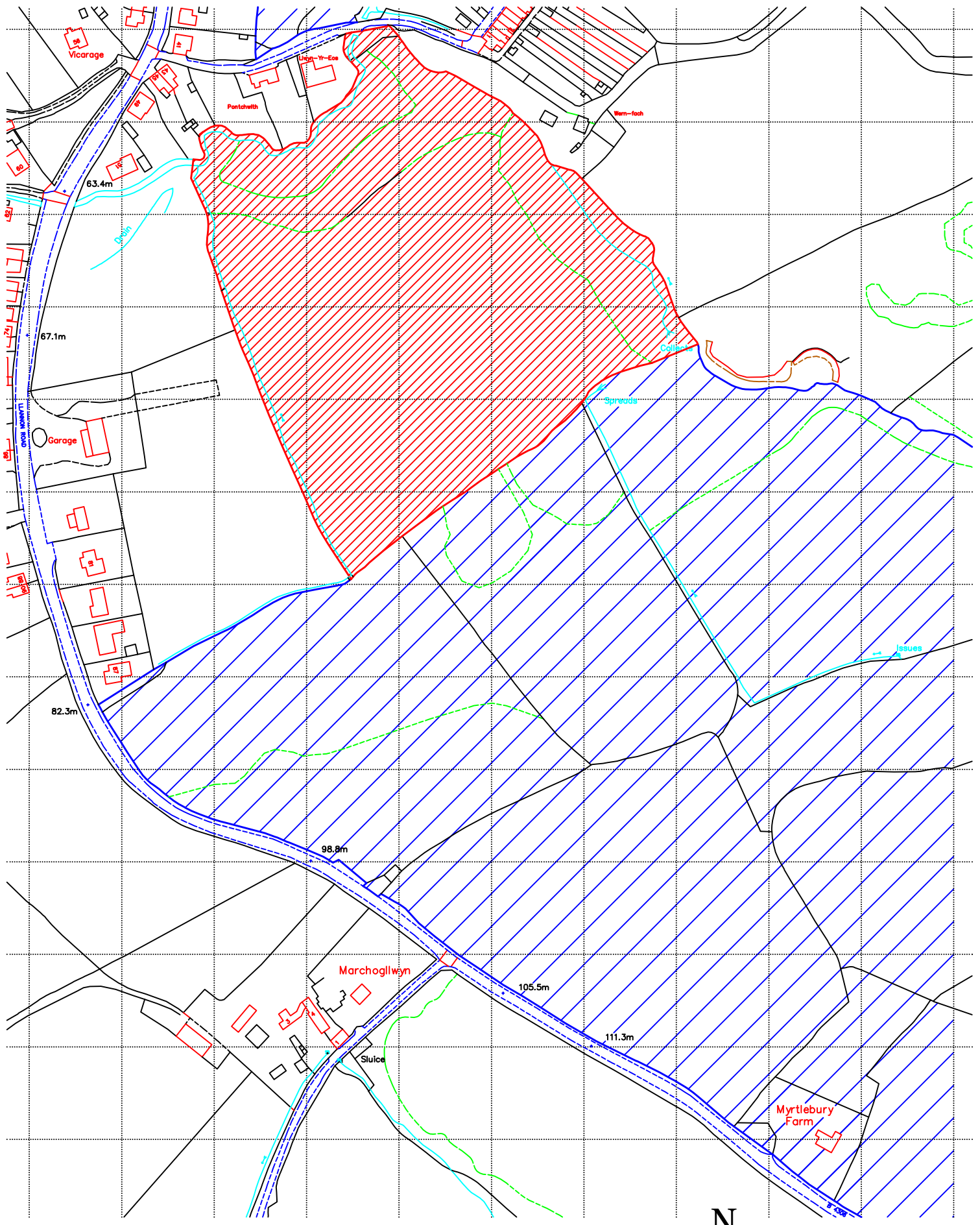
## **Appendices**

- The site
- Location map
- Access lane
- Access off the main road
- Transport map
- LDP

## The site

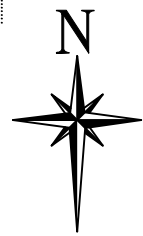






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RED = SITE  
 BLUE = SAME OWNERSHIP



**Access lane**





**Access off the main road**







# LDP

