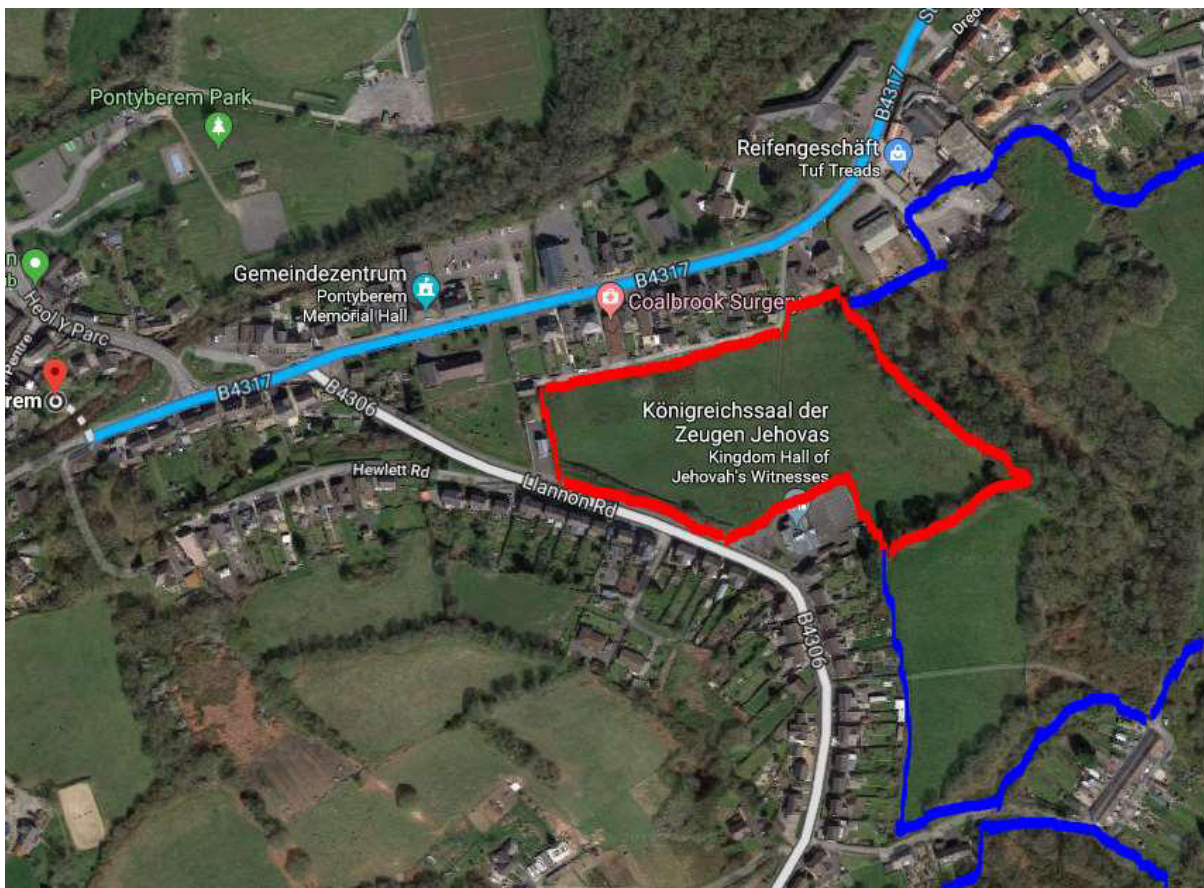


SUSTAINABLE APPRAISAL

LOCAL DEVELOPMENT PLAN PROPOSED CANDIDATE SITE

S R/138/007

FIELD OFF LLANNON ROAD, PONTYBEREM,
SA15 5LY



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 to include a field right in the center of Pontyberem in the new Local Development Plan. It can be found east of Llannon Road and behind the line of street development to the south of Coalbrock Road

2. Site Appraisal

This candidate site consists of a parcel of land of an irregular shape in the center of Pontyberem just outside the settlement limits of the Unitary development plan, which is used for grassing.

Llannon Road forms the western boundary of about 127m of this gently sloping field. A narrow public run along the center. A mature hedgerow with a few medium trees stretches along the eastern boundary leading into a now green corridor surround a couple of streams. A single mature tree grows on its own at the northern part of the land. The southern boundary forms another greenfield side, which the owner has put forward as a candidate site for the new local development plan.

3. Access

There is an existing direct access of the main road, Llannon Road. A new access could be formed along the 127m main road frontage. There is good visibility at most of the road frontage.

A second access can be found on the northern side onto an alley way leading to Coalbrock Road. This alley runs parallel to the main road and serves as the access lane for the main street development along Coalbrock Road.

A footpath can be found along the western and southern side of the land. The land for the footpath to the south had been donated to the council of the land owner.

4. Flooding

The site lies well above the water level and in good distance from the 2 streams running along the small valley. 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 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.

8. Landscape and ecology

There is no knowledge of any protected species on or surrounding. See attached survey..

The field is used only for agricultural use at present. The surrounding hedgerows can be maintained as well as the existing tree in the center of the field.

9. Possible constraints

An overhead power cable runs through the field and alongside public foot path. The path should be moved to suit a possible new development. With this the overhead cable would be taken away.

No underground or phone lines would cause a problem for a possible development.

10. Settlement - Boundaries

This candidate site lies just outside the settlement limits of Carmarthenshire as defined in the local UDP -GR1. However, the parcel of land is surrounded on two sides by residential and commercial 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 has 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, 100 yards
- Dentist & GP surgeries, 100 yards

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 as well as Coalbrock Road with the next stop just hundred yards
- 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.

The ecological survey of the site has been included. The wooded area surround by the streams will be staying as a greenbelt anyway with a public footpath running along the streams. The existing public footpath can be incorporated into the new development instead of having a negative effect.

This field is right in the center of the village and would link part of the center with the street development along Llannon Road, which can be found on both sides of the road. The owner had previously donated a strip of this land to the council to build a public footpath.

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

There would be an increase in traffic given amount of new dwelling which could be erected in this field. However, the main roads as well as the village can cope with new developments plus their traffic. It would have a positive effect on the local economy.

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.

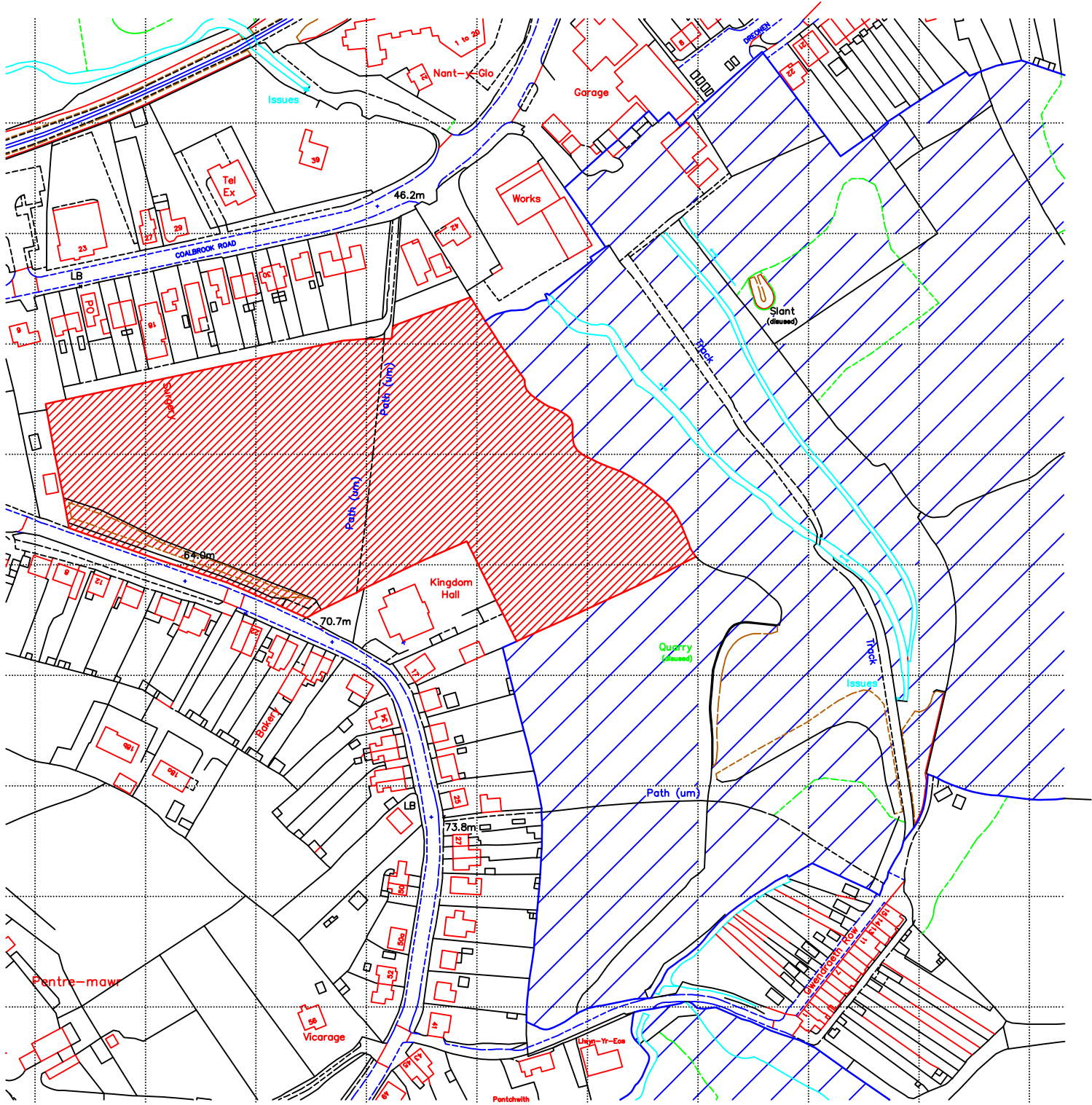
Appendices

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

The site

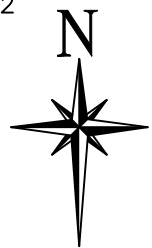






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RED = SITE
 BLUE = SAME OWNERSHIP



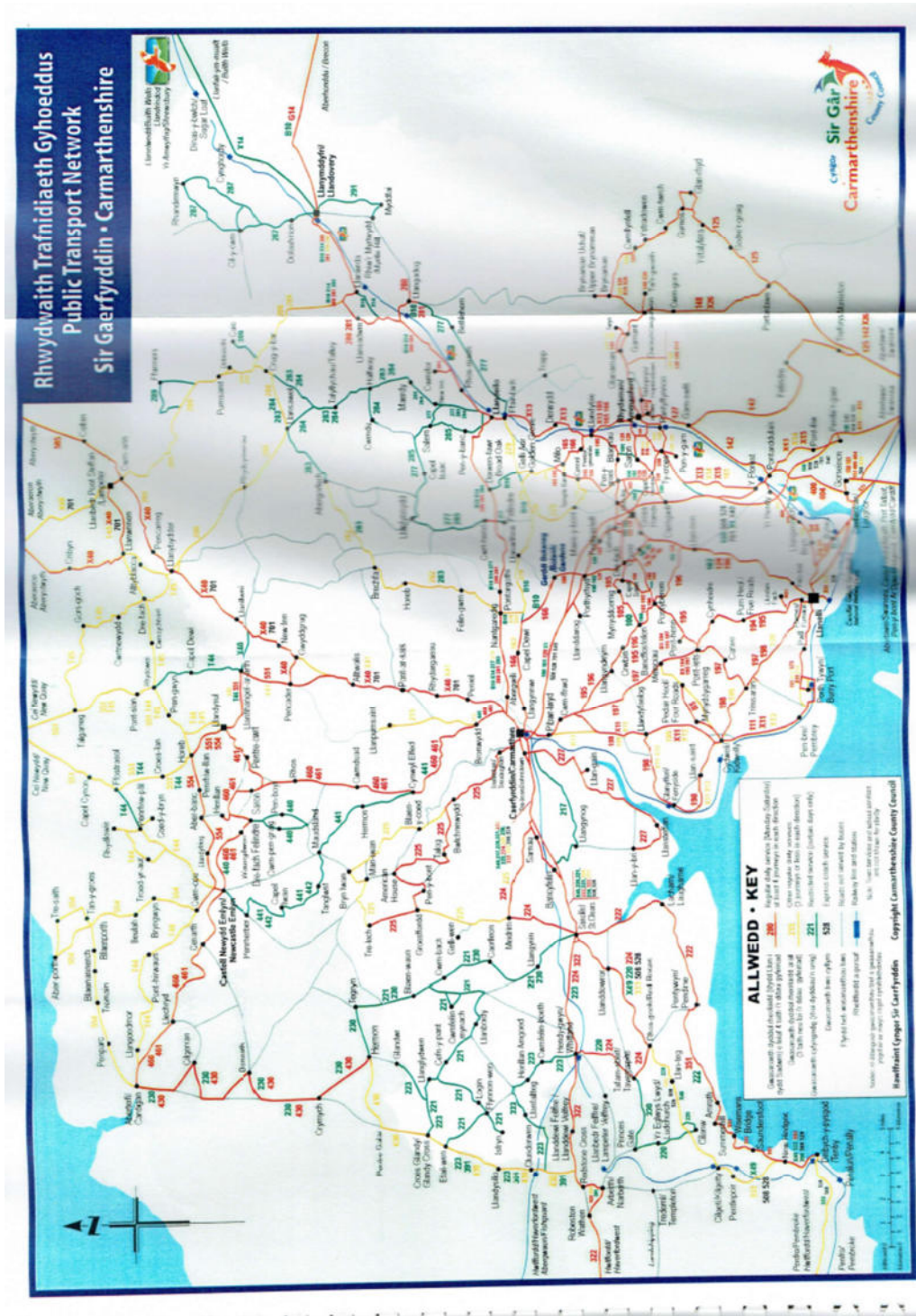
Access lane



Access off the main road



Transport Links



FLOOD MAP

