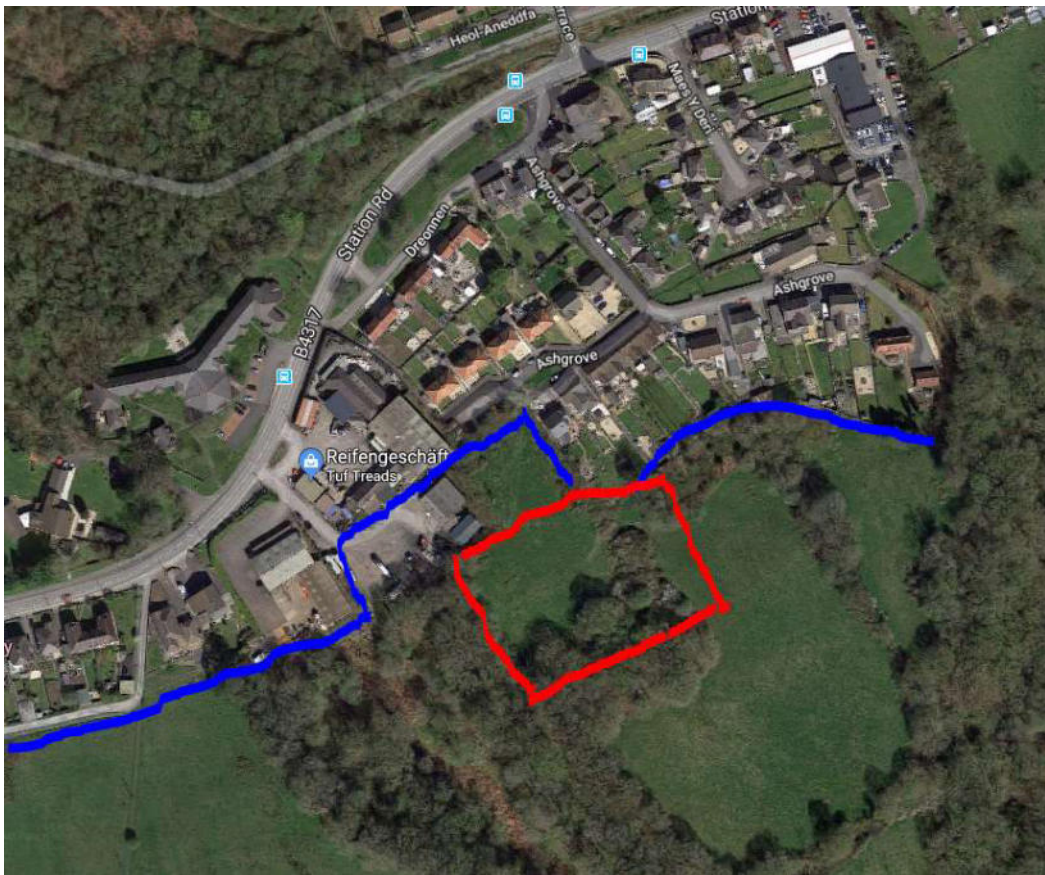


SUSTAINABLE APPRAISAL

LOCAL DEVELOPMENT PLAN PROPOSED CANDIDATE SITE

S R/138/008

FIELD BEHIND ASHGROVE, PONTYBEREM,
SA15 5LA



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 in the center of Pontyberem in the new Local Development Plan. This parcel of land is linked to a field in the last LDP, marked as T3/6/h5, which has been put in for outline planning.

2. Site Appraisal

This candidate site consists of a grassed parcel of land of an irregular shape just South of the center of Pontyberem, which lies just outside the settlement limits of the Unitary development plan.

A green corridor consisting of shrubs, trees, a couple of streams and public footpath forms the western boundary.

A mature hedgerow with a few small to medium size trees forms the southern and western boundary. To the north is the village center with commercial and residential development. More fields under the same ownership are stretching towards the south, east and north.

The field is very gently sloping. A grassed public footpath is running along the side linking Ashgrove to the green corridor.

3. Access

An existing access can be found past the commercial development of Coalbrock Road, which can be utilized for a new development.

In addition, a new access onto Ashgrove can be formed via the field to the north, T3/6/h5. This should be incorporated into this development with a joining new access road.

4. Flooding

The site lies well above the water level and in good distance from the 2 streams running along the small valley to the West. 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 Ashgrove. 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. However, a full ecological survey would need to be necessary before any development could take place.

The field is used only for agricultural use at present. The surrounding hedgerows to the west should be maintained.

9. Possible constraints

An overhead power cable runs through the field and terminates at the end to serve a commercial yard. A permission should be obtained to move the cable to a more favorable position for a future development.

The existing footpath can easily be incorporated into the new development.

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 got all necessary amenities in close proximity.

- General hospital 9.5 miles
- Secondary school 5 miles
- Primary schools, about ½ mile
- Leisure centers, 9 miles
- Town center, 200 yards
- Dentist & GP surgeries, 200 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.

Further investigation should be taken into the vegetation and animal life close to the green corridor to the West. However, this wooded area would be maintained 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.

A tree survey should be done and the healthy medium size trees even the smaller ones could be protected easily be incorporated into a new development and could form a boundary to the southern fields.

This field would be continuous development to the T3/6/h5 and could be developed as one.

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.

An inclusion of this site at this location would realignment of the LDP's development limits to a more logical physical edge to the settlement.

In addition, the inclusion of this site will provide for an improved access to development site GA3/h51, which is currently facing technical difficulties in bringing an access alongside Bron-Yr-Ynn housing estate.

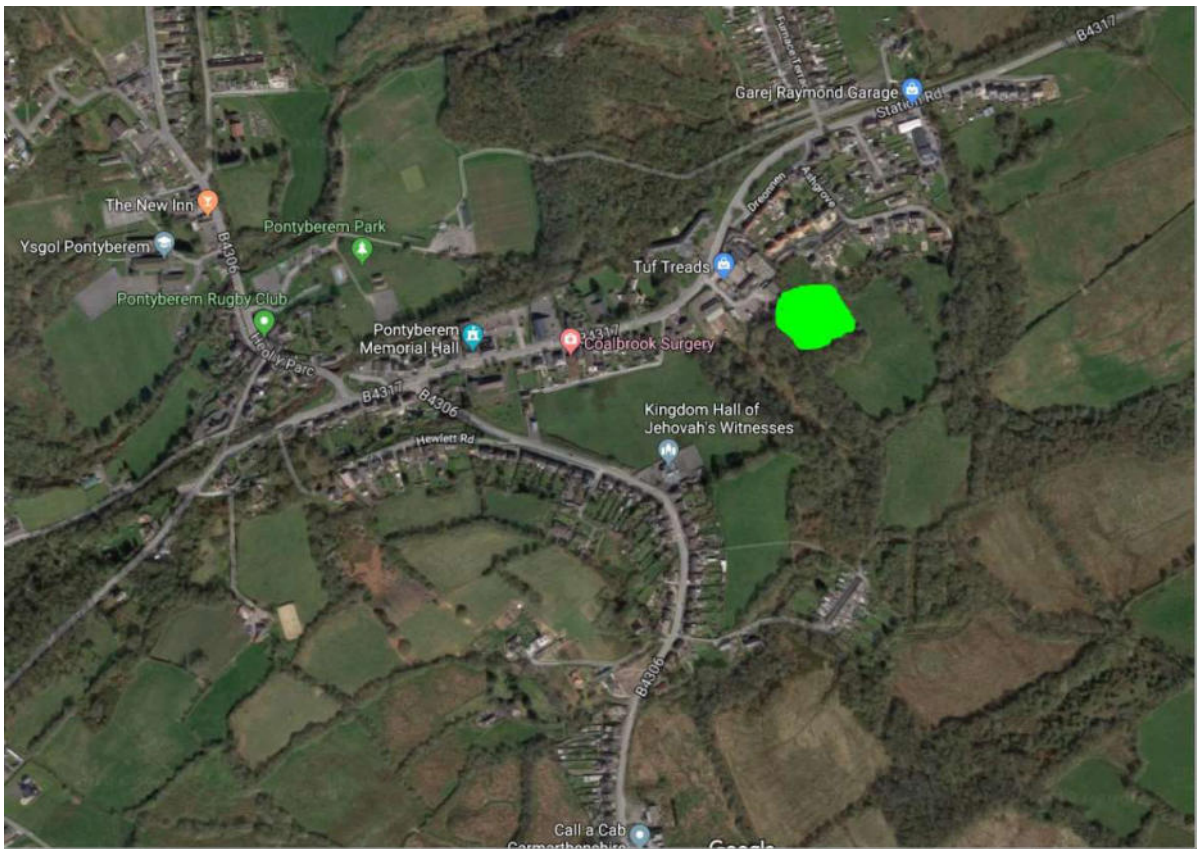
It is worth emphasising at the outset that the site:

- 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 defendable 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, Coalbrock Road and Ashgrove
- Transport map
- Flood map
- LDP

The site

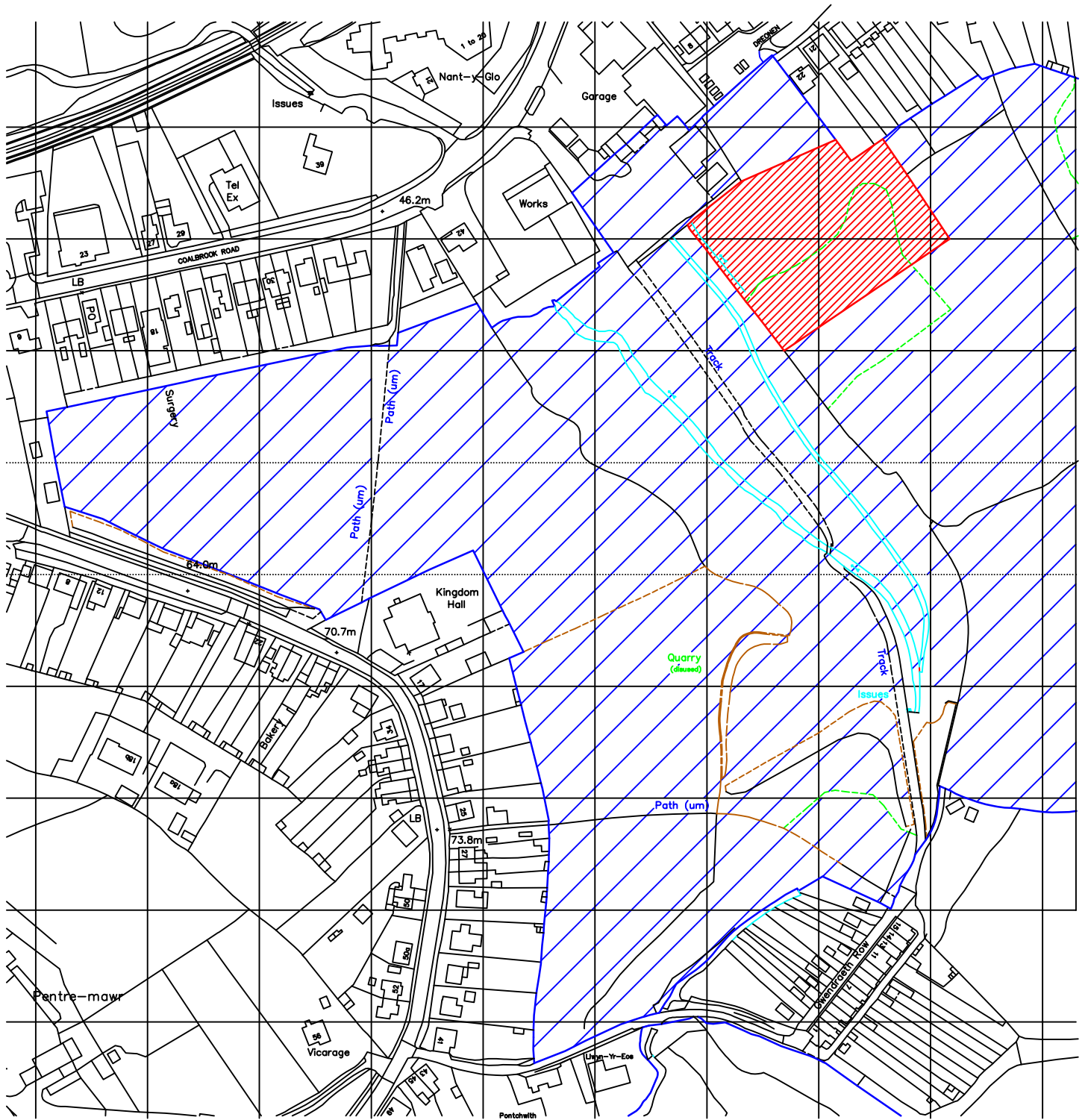






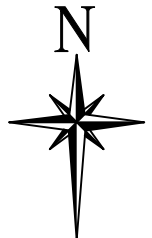






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RED = SITE
 BLUE = SAME OWNERSHIP



Access lane

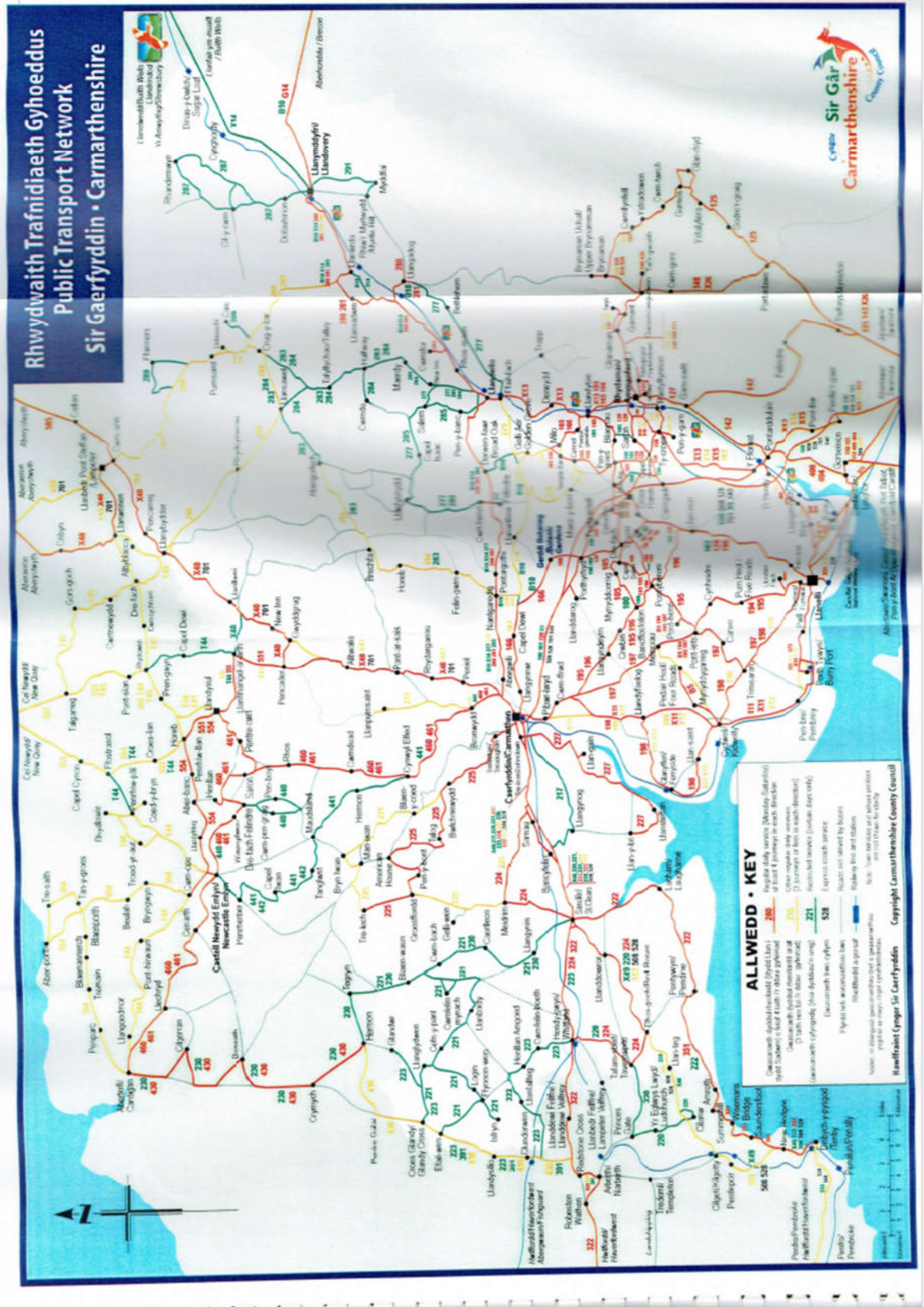




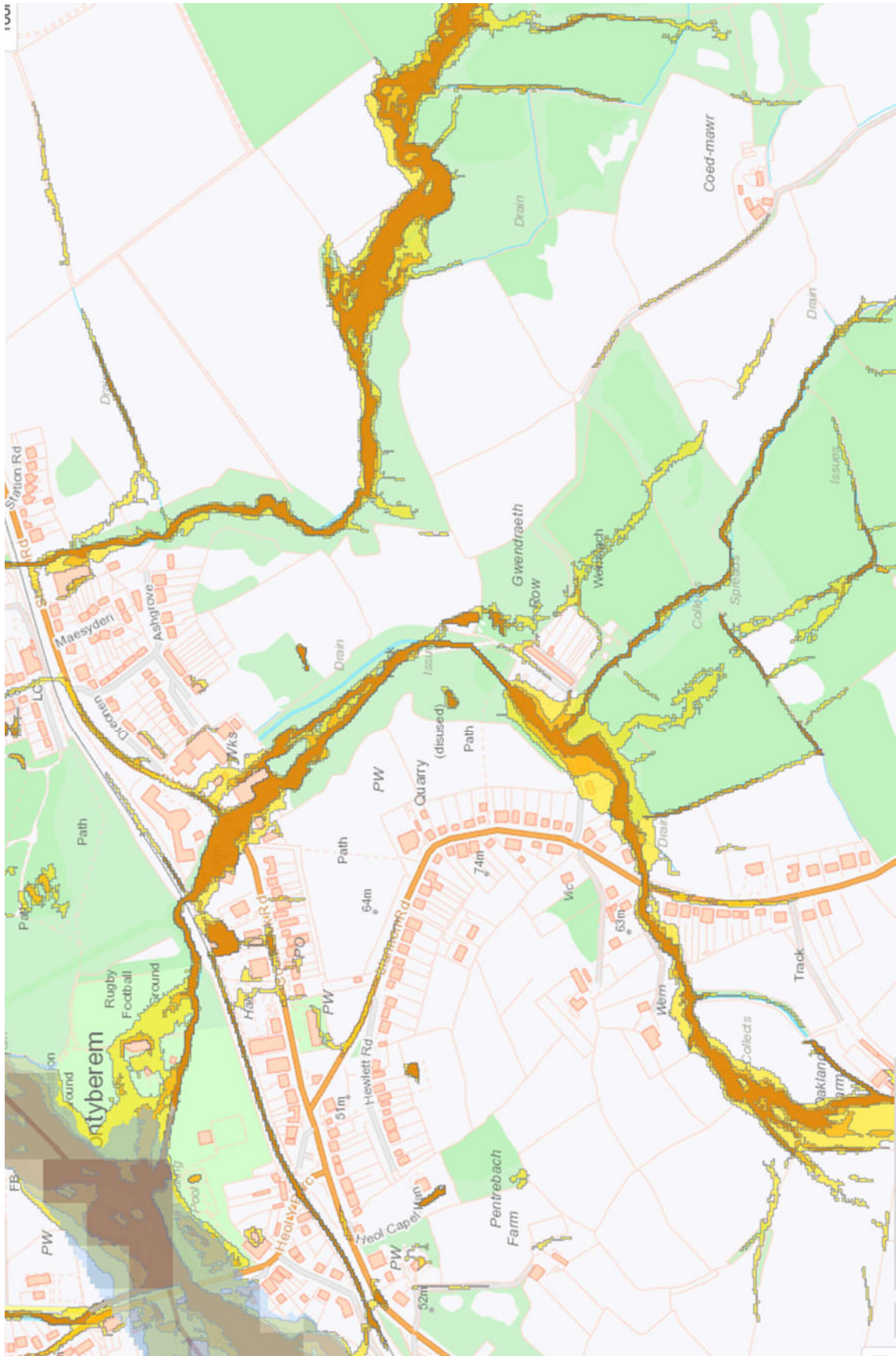
Access off the main road, Coalbrock Road and Ashgrove



Transport Links



FLOOD MAP



LDP

