

# SUSTAINABLE APPRAISAL

## LOCAL DEVELOPMENT PLAN PROPOSED CANDIDATE SITE

### T3/6/h5

## LAND OFF DREONEN, PONTYBEREM, LLANELLI, SA15 5LA



Carmarthen, 25.03.2025

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 put a field forward to be kept in the new LDP. The existing number is T3/6/h5. The owner is in the process of getting outline planning granted on this site.

It is located right in the center of Pontyberem. This parcel of land has been put in for outline planning last year and application process is going forward.

## **2. Site Appraisal**

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

The field has got a sloped pedestrianized access from the north leading off the hammerhead of Ashgrove. It is a grassed public footpath which runs across the field linking Ashgrove to the green corridor stretching towards the south west of the village. This parcel of land is slightly sloping and raised to the road.

To the north lies the village center with commercial and residential development. More fields under the same ownership are stretching towards the south, east and north.

The owner is in the process of maintaining an outline planning permission for 3 double story dwellings on the site.

Application number, S/40104

## **3. Access**

The public footpath can be moved along the western boundary. Propose drawings have been agreed with the “public right of way” department.

In addition, a new access onto Ashgrove can be formed via the existing pedestrianized access.

## **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. 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.

## **6. Pollution**

This field is currently included in the LDP and is used 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.

## **7. Historic Importance**

The site is not in a conservation area.

None of surrounding buildings are listed.

No know 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**

A full ecological survey has been done, with no negative constrains have been found.

As well as full coal mining report.

The field is used only for agricultural use at present. The surrounding hedgerow to the north should be maintained or replanted on the site.

## **9. Possible constrains**

There is a slight height difference between the existing road and the field which can overcome by reducing the height of the field to the road one.

The existing footpath with a right of way can easily be incorporated into the new development. A proposal for the redirection of the path has been agreed with the Countryside Access Assistant already.

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

## **10. Settlement - Boundaries**

This candidate site lies inside the settlement limits of Carmarthenshire as defined in the local UDP -GR1. The parcel of land is surrounded on two side by residential and commercial development.

Existing LPDs (December 2014) T3/6/h5.

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.

The outline planning process has been running since a while and all necessary information have been provided. Further investigation like the coal mining report and the full ecological survey had been done with no negative findings. A new public footpath has been agreed and incorporated into the new development without a negative effect.

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.

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 small 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**

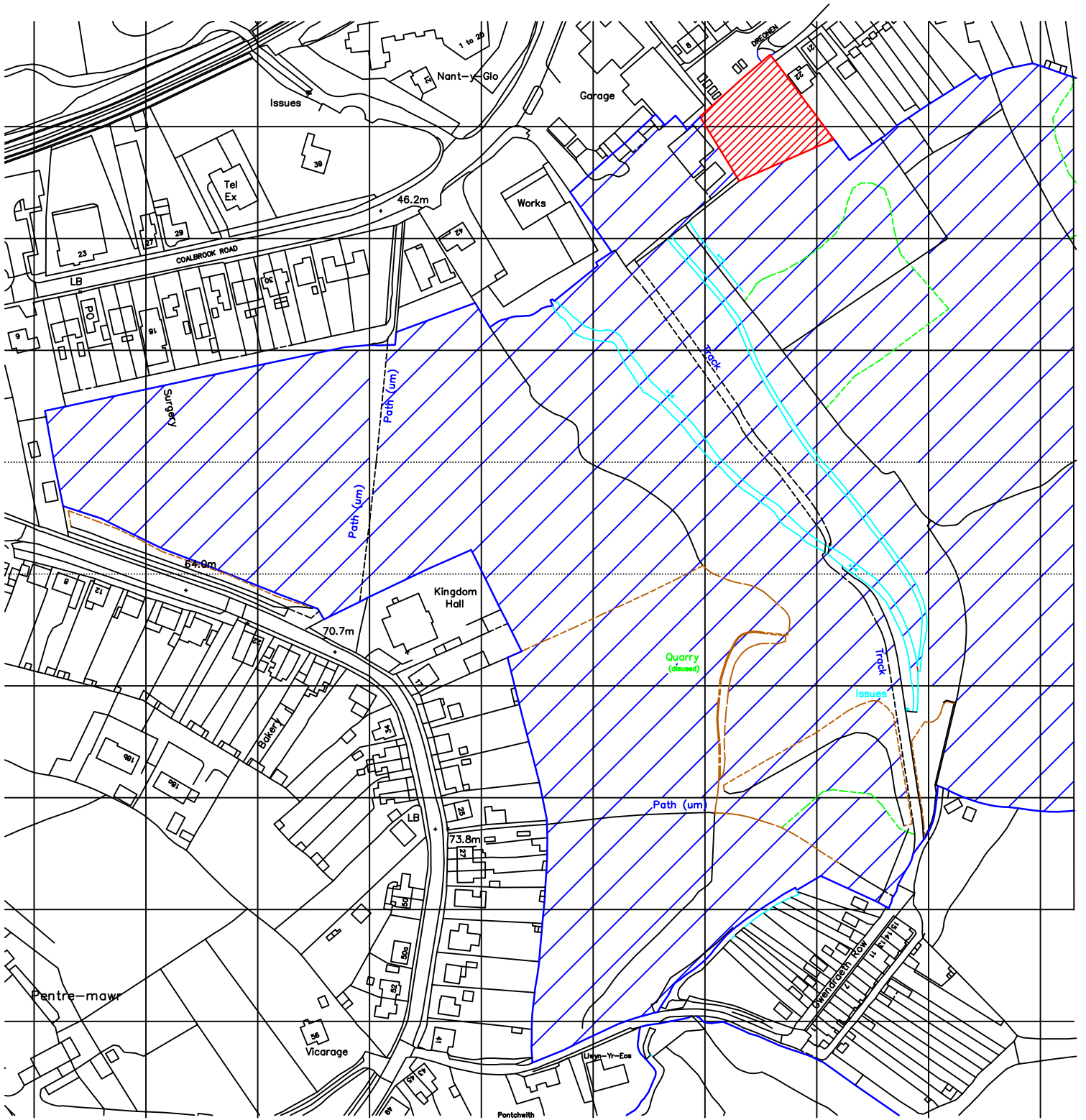
- The site
- Location map
- Topographic survey
- Access lane
- Access off the main road, Coalbrock Road and Ashgrove
- Transport map
- Flood map
- LDP

**The site**



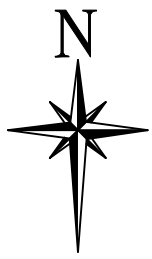






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RED = SITE  
 BLUE = SAME OWNERSHIP







# Access lane



**Access off the main road, Coalbrock Road and Ashgrove**

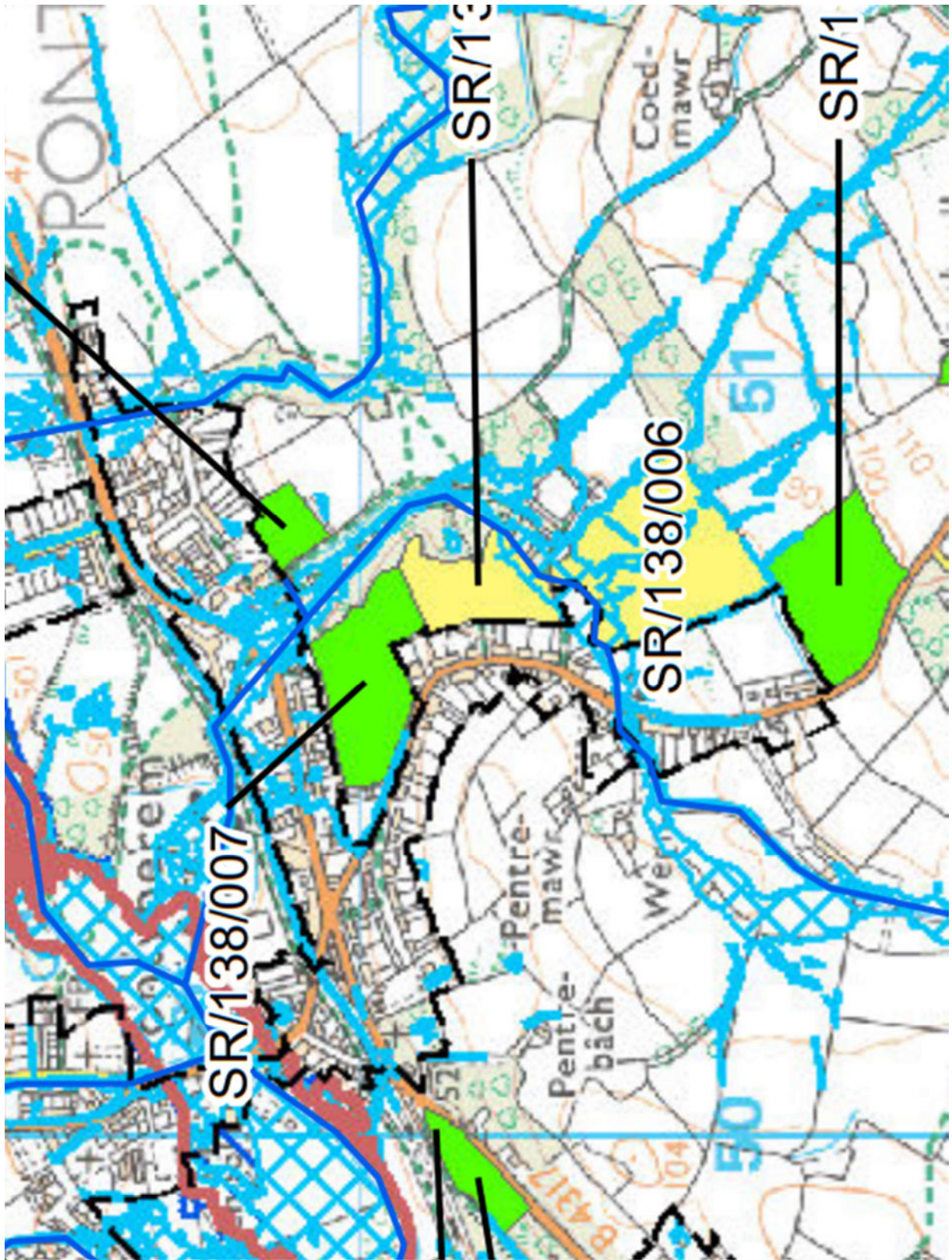








**FLOOD MAPS**





**Map Title**

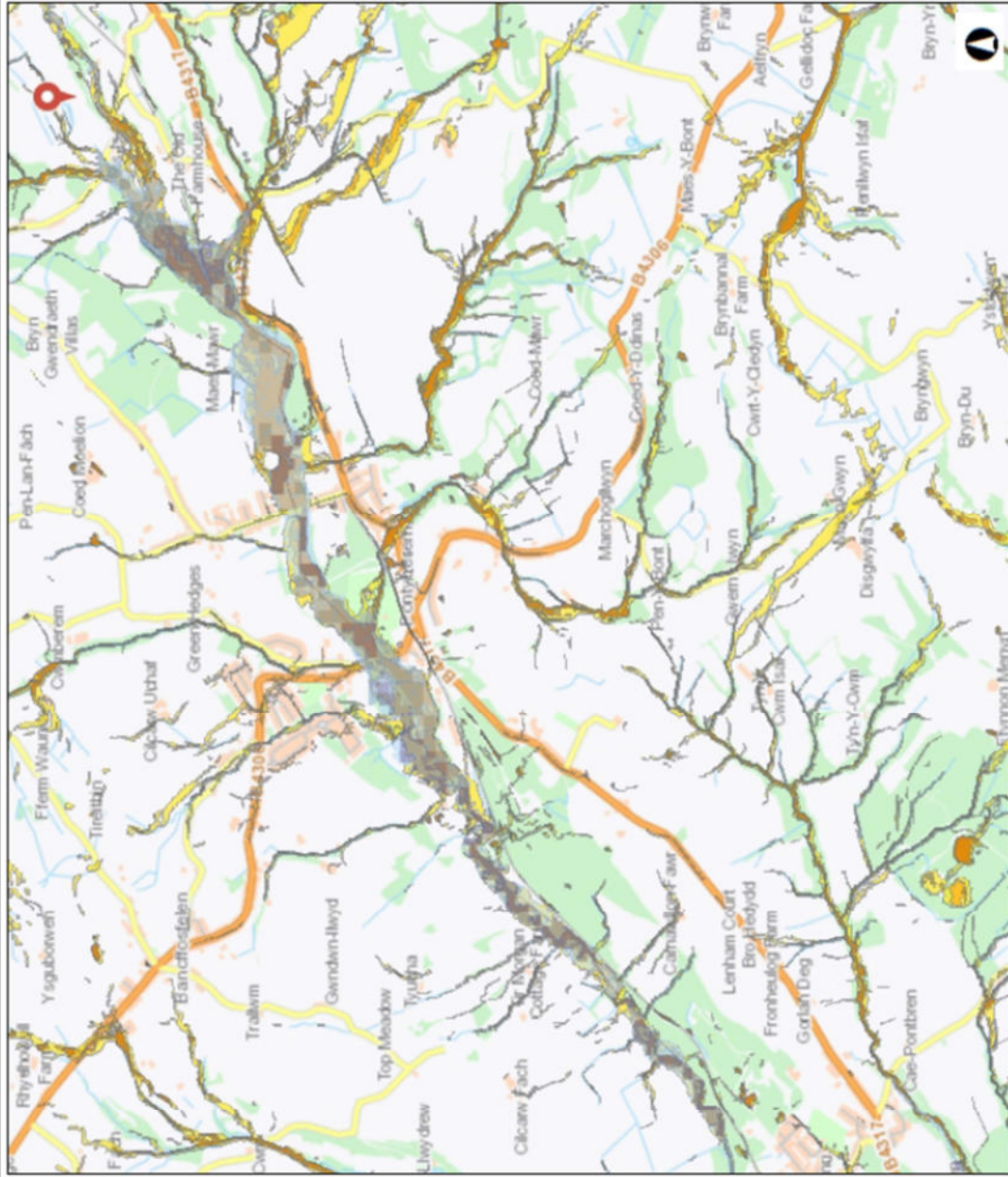
**Map Perygl Llifogydd / Flood Risk Map**

**Allwedd / Map Key**

- Flood Defences**
- Risk of Flooding from Rivers & Sea
    - High
    - Medium
    - Low
    - Very Low
- Risk of Flooding from Reservoirs - Extent**
- High Surface Water Flood Risk - Extent
  - Medium Surface Water Flood Risk - Extent
  - Low Surface Water Flood Risk - Extent

**Graddfa / Scale** 1 : 25,000

**Dyddiad / Date**  
07/05/2018



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# LDP

