

# LOCAL DEVELOPMENT PLAN PROPOSED CANDIDATE SITE

FIELD NEXT TO  
BRO DEIRIAN, GLANDY CROSS, EFAILWEN,  
CARMARTHENSHIRE, SA66 7XB



Carmarthen, 09.04.2023

This statement is produced by “Nicole Jones - Architects”, 6 Myrddin Crescent, Carmarthen SA31 1DX for my client Mr R Bowen 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 for residential in the village of Glandy Cross in the new Local Development Plan. The site is back directly onto the existing settlement boundaries next to a small estate of about 15 dwellings. This parcel of land has not got any planning history. It is located 100 m of the road between Narberth and Cardigan.

Grid references: 214528, 226560

## **2. Site Appraisal**

This candidate site consists of an area of field which can only be used in the summer season to take off one crop. The winter months are too wet for grazing. It is adjoining to the estate of Bro Deirian and the existing LDP.

The proposed site as well as the surrounding area and settlement are fairly level. The field is surrounded by a mature hedge which can be maintained in any development. At northern edge is a small stream which can be used for any sustainable drainage solution.

We believe that this site is ideal for a residential development for the village to grow into. The close proximity to the shop and village center as well as the main road will be in favor. As well as the existing speed limit and a good visibility from the existing access. The village would expand in a circular way and not along the road. An estate of the main road would provide a safe environment for children to grow up in. A site like this would fulfil the need for housing in the community.

## **3. Access**

The field has got an existing access on the C-road which has got a good visibility in both directions. Additionally, this access benefits from a 30 m/h speed restriction at this part of the road. The main road, A478, has got a speed restriction of 40 m/h.

## **4. Flooding**

The site lies well above the water level with no river close by. No evidence of flooding can be found on the flood maps issued by the Environmental Agency – Wales. The Eastern and the Northern part of the site has got some evidence of surface water in the winter months which can be overcome with a sustainable drainage solution and excess surface water can be taken into the stream that runs along the northern edge.

## **5. Pollution**

The land is currently a greenfield site and used for agricultural. No evidence can be found of any past development.

## **6. Use**

The field is too wet for any winter use. Over the summer months one crop will be taken off the land.

## **7. Main services**

All services: mains water supply, electricity and high-speed electronic communications networks, are running along the boundary of the site and the main road. These can easily be accessed. The area is serviced by the local bin collection.

## **8. Proposal**

The proposal is for a site of residential dwellings, ideally a mix of bungalows and double story dwellings in a similar size as the surrounding development. A should have a good size amenity space in this rural settlement.

As this community is not connected to the mains sewer network and to overcome the phosphate levels in our local rivers, either a sewage Treatment Plant could be installed for the whole site or individual septic tank for each plot.

A Treatment Plant has minimal negative impact on the environment. It produces clean non-polluting effluent 95% clean which will have no real impact on the environment.

The clean discharge can go easily straight into a stream or a ditch,

There will be no need for an application for a Consent of Discharge as our proposal will fit into the rules for not requiring one.

## **9. Historic Importance**

There is not historic importance to the site

## **10. Planning history**

There is no planning history to this site

## **11. Landscape and ecology**

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

## **11. Possible constrains**

No overhead power cables are running through the field.

As far as we are aware no underground or phone lines would cause a problem for a possible development.

## **12. Settlement - Boundaries**

This candidate site backs onto the established settlement limits of Glandy Cross. A small village established at a cross road around a petrol station, a shop and a pub. Unfortunately, the pub closed a few years ago. However, the shop has been growing

steadily. The site backs directly onto a small estate, build in the 80<sup>th</sup> consisting of about 15 dwellings.

The community of Gandy Cross – Efailwen, has got a few local amenities like a shop, Café, petrol station and a primary school. However, all necessities are in close proximity.

- General hospitals, there are at the moment 2 in close distance: Carmarthen & Haverfordwest
- Secondary school - Ysgol Y Preseli about 5 miles, Crymych
- Primary schools – Ysgol Beca, about 1 mile, Efailwen & Ysgol Y Frenni about 5 miles, Crymych
- Leisure centers, 5 miles Crymych
- GP surgery, 5 miles, Crymych
- Just 100 meters away is the next shop as well as a petrol station
- Café about 1 mile away
- Next pharmacies are in 5miles distance, Clynderwen & Crymych
- All other amenities like restaurants, take aways, pubs, various shops, a library, a small industrial estate can be found in Crymych

### **13. Transport links**

The site is in very close proximity to one of the main Welsh A roads. Transport links to Carmarthen, Haverfordwest and Cardigan are all well established and developed.

- train station is in Clynderwen, 5 miles
- there are bus lines running to Cardigan and Narberth
- Carmarthen town - 24 miles
- Cardigan 13 - miles
- Haverfordwest – 22 miles
- Narberth – 7.7 miles
- A478 Cardigan – Tenby 0.1 mile
- A40 – Haverfordwest – Carmarthen – Llandovery 6.5 miles
- A487 Fishguard – Aberystwyth

### **14. 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.

Speaking to the local community, lots of complains were raised that there is significant shortage of available properties as well as building plots in this area. The younger generation who want to stay in this close-knit community close to friends and family, getting push out and need to look for housing a lot further away. There have not been any new housing sites released in the close proximity to the community of Glandy Cross – Efailwen since a long time.

Residence of this possible development would help to grow and maintain the local amities as well as the primary school in the community.

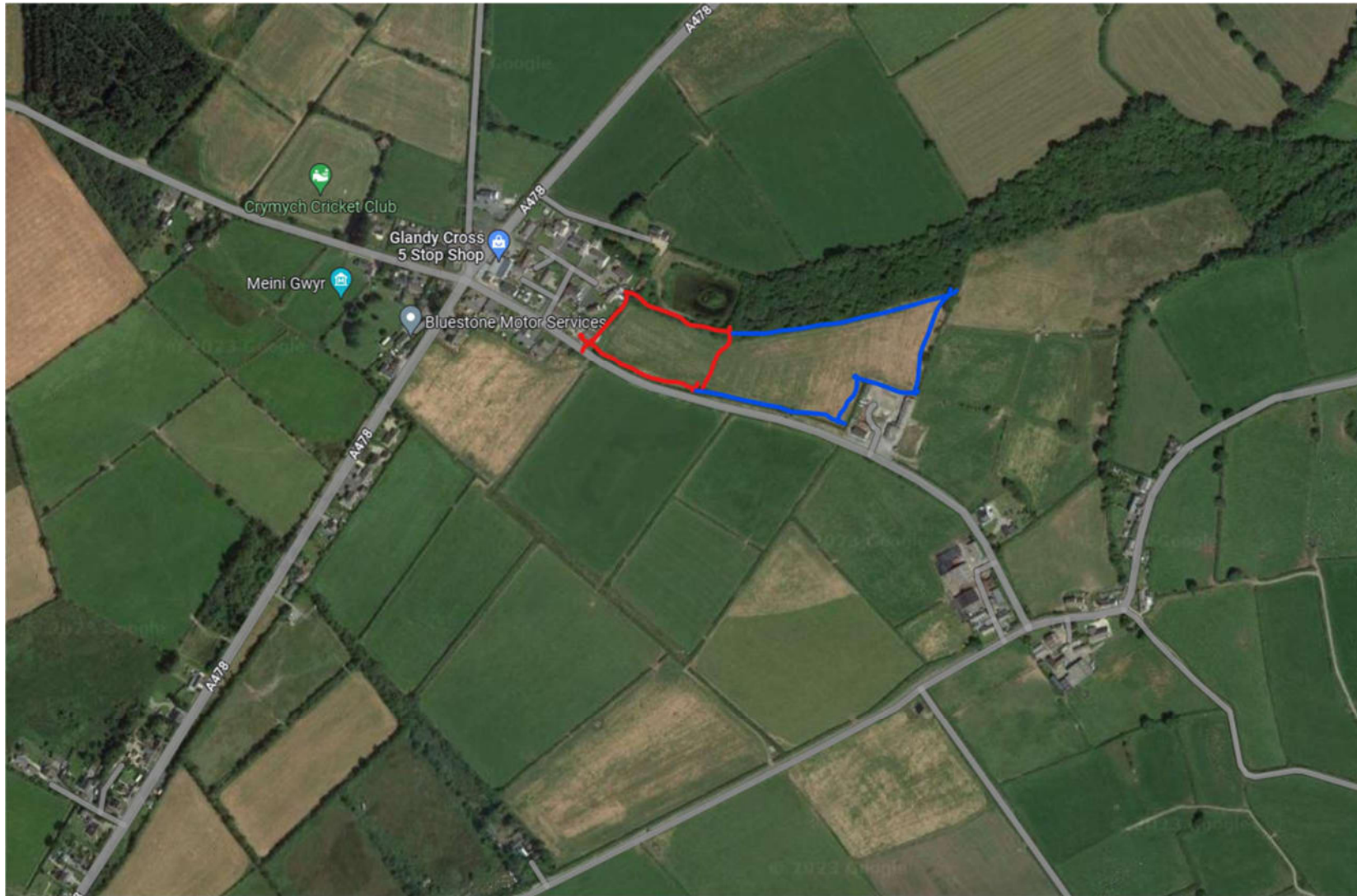
We cannot see any obvious adverse effect on the developments in close proximity.

The increase in traffic is minimal as the main road as well as the village can cope with new developments. It would have a positive effect on the local economy.

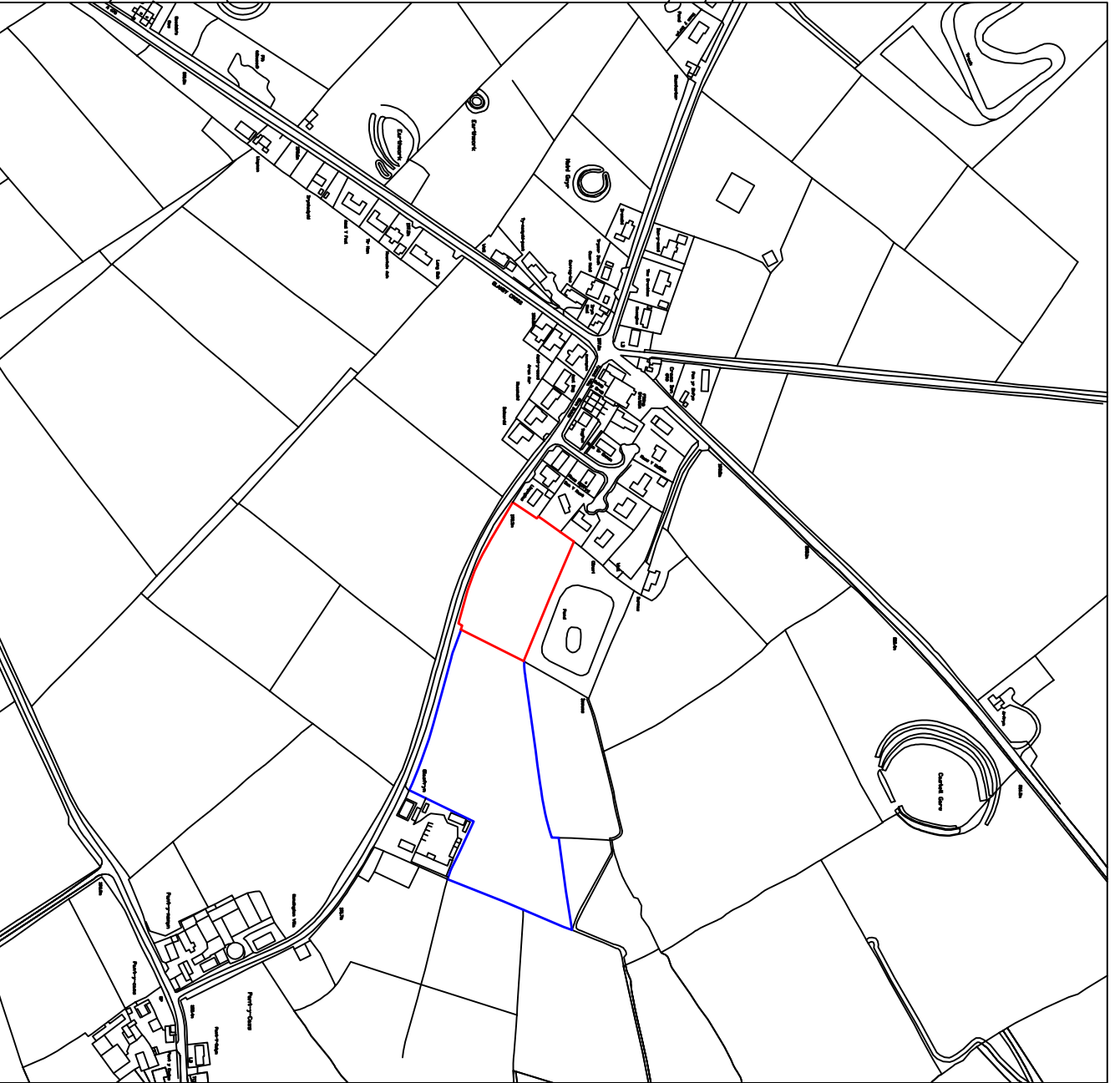
## **Appendices**

1. Site
2. Site photos
3. Photos of village
4. Transport links – bus map
5. Flood map
6. LDP & LDP 2

# 1. The site







LOCATION MAP SCALE = 1:10000

**The site viewed from Glandy Cross direction**





**The existing access**



**From the access looking towards Glandy Cross**





**From the access looking away from Glandy Cross**







**Southern boundary hedge**





**Western boundary looking towards Glandy Cross**







**Northern boundary hedge**





**Eastern boundary**



# Village of Glandy Cross









## Map of the Bus Service



## Outbound Timetable

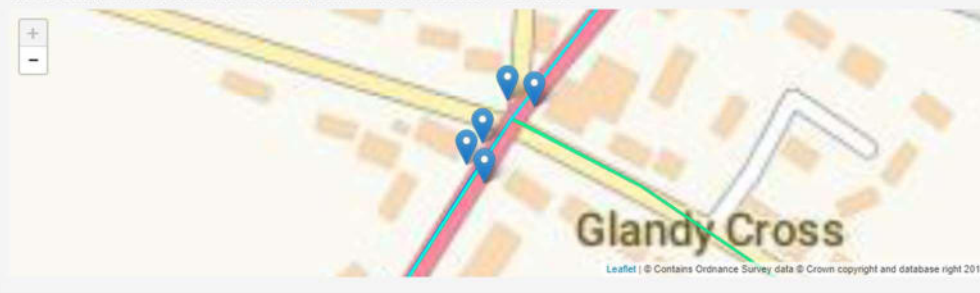
### Choose Bus Stop

Select Start

Start	Stop	10:00	10:15	10:30	10:45	11:00	11:15	11:30	11:45	12:00	12:15	12:30	12:45
at Pentre-galar, A478	nr, Capel	8:05	8:05	11:03	11:03	14:03	14:03	-	-	16:58	16:58	18:20	18:20
at Pentre-galar, A478		-	-	10:58	10:58	13:58	13:58	-	-	16:53	16:53	-	-
before Pentre-galar, A478		-	-	10:57	10:57	13:57	13:57	-	-	16:52	16:52	-	-
Cross Inn, A478, Glandy Cross		-	-	10:53	10:53	13:53	13:53	-	-	16:48	16:48	-	-
Efailwen, A478		-	-	10:51	10:51	13:51	13:51	-	-	16:46	16:46	-	-
opp Springhill, Bryngwyn, A478, Llandissilio		-	-	10:49	10:49	13:49	13:49	-	-	16:44	16:44	-	-
o/s Angel Inn, A478, Llandissilio		-	-	10:48	10:48	13:48	13:48	-	-	16:43	16:43	-	-
opp Brynconin Primary School, A478, Llandissilio		-	-	10:47	10:47	13:47	13:47	-	-	16:42	16:42	-	-

## Interactive Map of Bus Routes and Stops in Glandy Cross,

Click on the stop markers for details about the bus stop. Click on lines for details about the bus routes.



### Connected Localities Neighbouring Areas

- Glandy Cross
- Pant-y-caws
- Efailwen
- Llangolman
- Let-y-bwlch
- Mynachlog-Ddu
- Flynnon-wen
- Caermeini

### Bus Routes in Glandy Cross

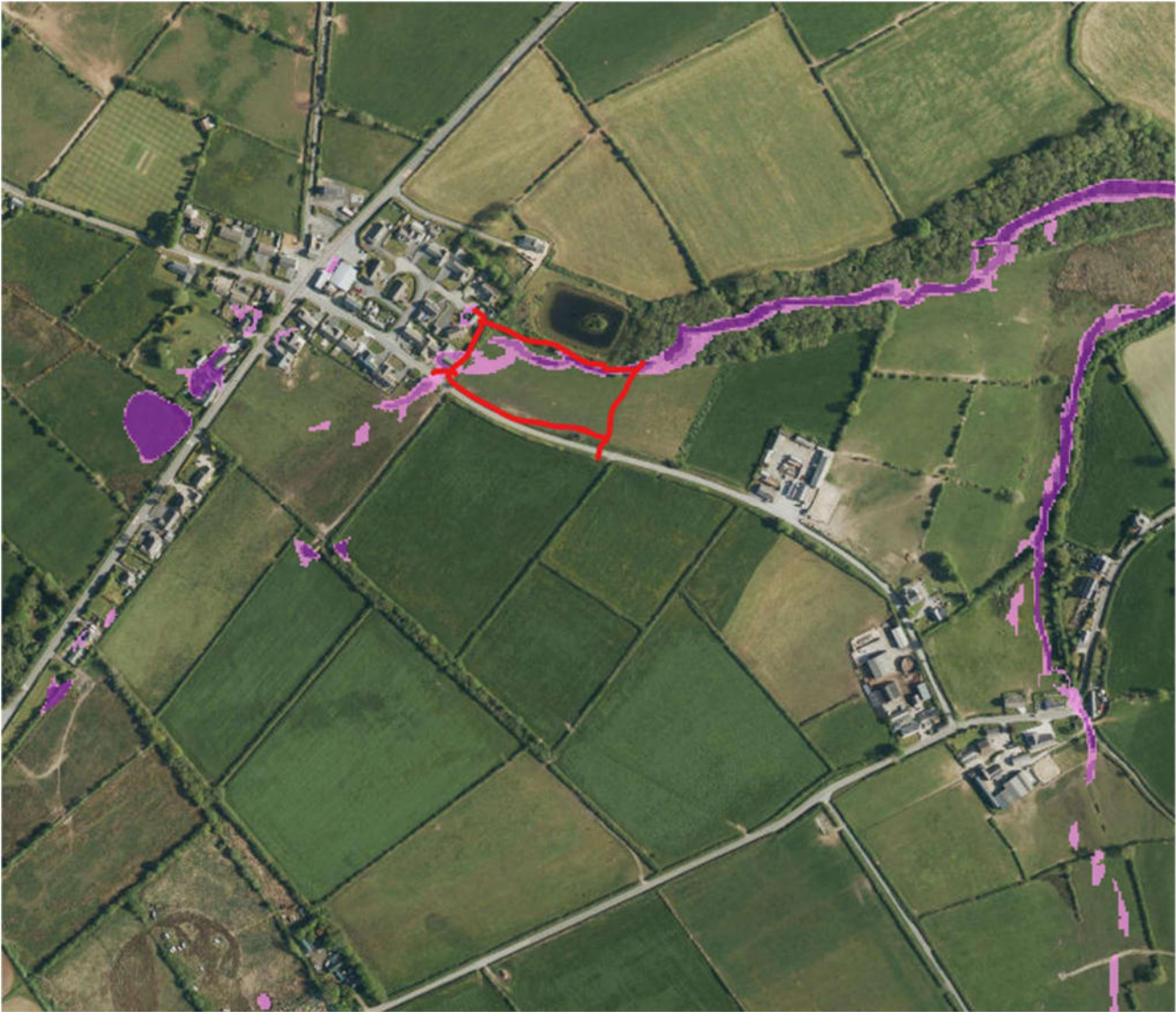
- 221 - Carmarthen - Llanidloes
- 223 - Carmarthen - Glandwr
- 430 - Cardigan - Narberth via Cilgerran, Crymch

### Bus Stops in Glandy Cross

- Cross Inn, opp, A478
- Cross Inn, before, A478
- Cross Inn, before, A478
- Cross Inn, opp, A478



**2. the flood and surface water map**



### 3. LDP proposals

