

Our Ref: 0594.a

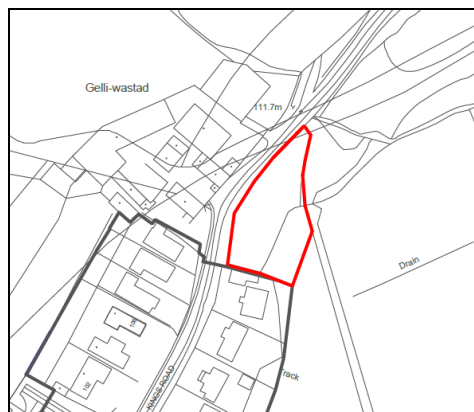
Date: 29th June 2018

Forward Planning Section
Environment Department
5-8 Spilman Street
Carmarthenshire
SA31 1JY

Dear Sir/Madam,

Re: Revised Carmarthenshire Local Development Plan 2018-2033
Land off Kings Road, Llandybie, Carmarthenshire

This letter and accompanying documentation has been prepared in response to the Authority's call for the submission of Candidate Site's for development and revisions to the Development Limits of settlements as part of its review of the Carmarthenshire Local Development Plan (LDP). JCR Planning Ltd has therefore been instructed by the land owner of the above land (edged red on Plan A) to promote the site in question as part of this process.



Plan A

The Site and Adjoining Area

The majority of the Candidate Site consists of a small agricultural enclosure, pictured in the photograph below.



Photograph 1

The remainder of the Site then consists of a small part of a much larger agricultural enclosure located to the east of the one pictured above, both of which are currently laid to grass. The boundaries of the Site are then largely defined by hedgerows and wooden post and rail fencing, although part of the existing hedgerow on the eastern edge of the enclosure pictured in Photograph 1 would be translocated to the eastern edge of the Candidate Site as part of its proposed development.

In terms of access, the main part of the Candidate Site is currently accessed via a gateway leading to the adjoining public highway (Kings Road), which due to the deep verge along this boundary of the Site (pictured below) provides a good level of visibility in both directions.



Photograph 2

In the immediate sense, as detailed above, an existing agricultural enclosure lies directly to the east of the Candidate Site, as does another to the north. However, existing development in the form of residential properties and a farm complex with two dwellings lies to south and west respectfully. The net result is that the development of the Candidate Site would then represent a rounding off of the current built-up form of the settlement of Llandybie at this location.

Beyond the immediate locality to the south can then be found the core of the settlement of Llandybie, with its associated wide range of community facilities and local services, all of which are located within walking distance to the Site.

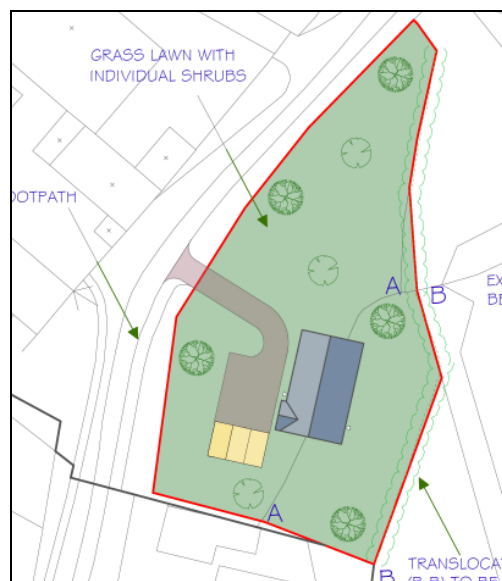
From a local planning policy context, the Candidate Site lies directly adjacent to the existing Development Limits of the settlement of Llandybie as defined by the current Carmarthenshire Local Development Plan, as illustrated in the plan below.



Plan B

The Proposal

This submission seeks the inclusion of the land edged red on Plan A within the defined Development Limits for the settlement of Llandybie. It is envisaged that through its inclusion within the Limits, the Site could accommodate and be developed for the purposes of a single dwelling, potentially in the manner shown on the accompanying illustrative layout (reproduced in Plan C below).



Plan C

As can be seen, the Site is capable of accommodating a dwelling of a scale comparable to those existing dwellings to its south and south west. This would then ensure that its development would be of a comparable density to ensure that overdevelopment would not ensue, nor would there be any detriment on the amenity of existing or future residents. The development would also then include the translocation of part of the existing hedgerow on the site to match the alignment of the rear boundaries of those existing residential properties to the south, thus providing a clear and defensible boundary

With regards then to access, this would be directly off the public highway running along the west of the site and would secure a good level of visibility in both directions, as shown in the photograph above. Surface water would then be dealt with via new soakaways, whilst foul water would be disposed of via a new connection to the public sewer system or a private means of disposal.

Material Considerations

The Site in question has no biodiversity value, nor does it form part of any local or national nature conservation designation. The Site does not contain any historic assets worthy of protection, does not include or adjoin a Listed Building or Scheduled Ancient Monument, nor does it form part of defined Conservation Area.

The Site does not adjoin or form part of any flood risk area as identified by the Development Advice Maps or those produced by Natural Resource Wales. As the current use of the Site is agricultural in nature, there are no risks of contamination from it or adjoining land uses. As detailed above, the Site is well related to the existing built form of the area, which is not truly represented by the current Development Limits. When the true 'on-the-ground' position is taken into account with regard to existing residential development, then the inclusion of the Candidate Site within them would represent an example of a natural and logical rounding off of the Limits at this location.

Conclusion

As detailed above, the Candidate Site is well related to the existing urban area of Llandybie and so its inclusion within the defined Development Limits of the settlement would represent a reasonable and logical form of rounding-off. Furthermore, through this change to the Limits, as has been illustrated on the accompanying drawing, the Site would then provide an opportunity to accommodate a single residential dwelling at this location.

As has been discussed above and shown on the accompanying drawings, the development of the Site for the purposes of a single dwelling can be undertaken in a manner that would not result in a form of overdevelopment, an instance of ribboning, nor would it result in a detriment to any ecological, highway safety, flooding, contamination or amenity related interest.

With no detriment being incurred on any interest or party as a result of this proposal, we therefore respectfully request that the Authority in its review of the Carmarthenshire LDP include the land edged red on Plan A within the Development Limits for the settlement of Llandybie.

Yours sincerely

Jason D Evans
Director