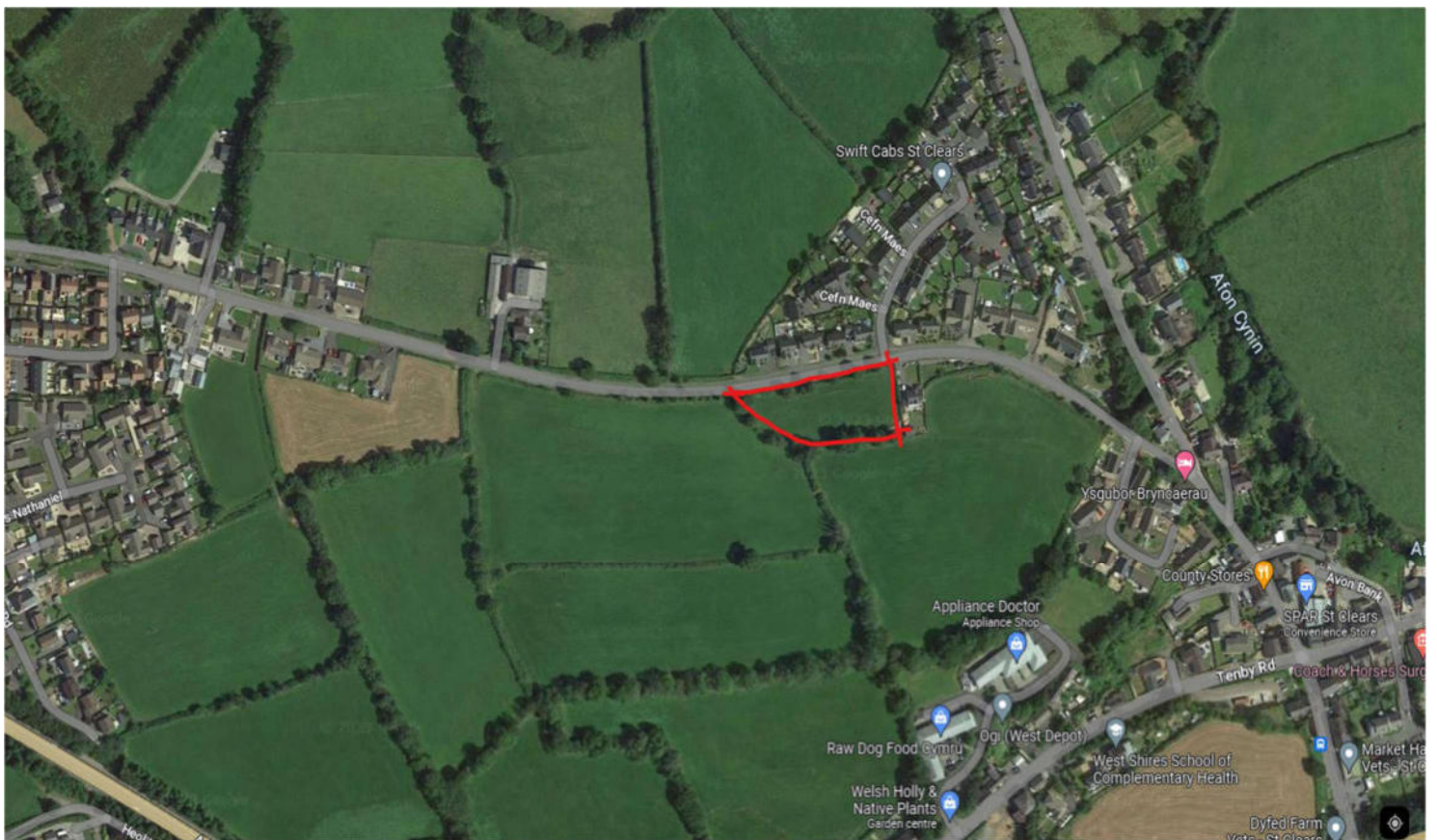


LOCAL DEVELOPMENT PLAN PROPOSED CANDIDATE SITE

**FIELD OPPOSITE CEFN MAES
ST CLEARS, PWLL-TRAP, CARMARTHEN, SA33 4AT**



Carmarthen, 10.04.2023

This statement is produced by “Nicole Jones - Architects”, 6 Myrddin Crescent, Carmarthen SA31 1DX for my client Mrs Alison Thomas 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 next to the boundary of St Clears in the new Local Development Plan. The field is positioned on the main road between St Clears to Pwll-Trap on a bit of an incline. The site lies opposite the development of Cefn Maes. And next to a large dwelling "Hillston". This parcel of land has got a long planning history.

Grid references: SN 27554 16561

2. Site Appraisal

This candidate site consists of an unused field. It has last been used for grassing and crop in 1995.

It lies on the western side of St Clears and to the north of the A40. It is fairly level and of good ground. It is about 47m deep and about 112 m long. About 5 arc side.

3. Access

There is an existing access that can be found on the eastern side of the land (closer to the town center) to the site from the main road between St Clears to Pwll-Trap.

The access benefits from good visibility in both directions as well as a 30 miles per hour speed limit. Additionally, the road has street lighting all along the site.

The existing bus stop in front of the site will not have any negative effect on the access.

4. Flooding

The site lies well above the water level and outside the flood area of St Clears, which covers a big area of the town of St Clears. Quite a lot of new development has been constructed along Ostry Hill above the flood plain of the town.

5. Pollution

The land is currently a greenfield site which nobody has used since 1995 when it had been rented out to a friend.

No evidence can be found of any past development.

6. Main services

All services: mains water supply, mains sewer connection, 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.

7. Proposal

A residential development for about 5 dwellings to allow for a good size garden. This could be achieved by a single access lane or individual drives off the main road like on the opposite side of the road.

8. Historic Importance

There is not historic importance to the site

9. Planning history

There is no planning history to this site

10. 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 lies just outside the settlement limits of St Clears. The existing boundary lines of the LDP are stopping short of this field.

To the East of the site is a big single dwelling. A sizable new housing estate can be found on the other side of the road which runs along the hole length of this field.

- General hospital, in Carmarthen
- Privat hospital, Bancyfelin about 3 miles
- Secondary school would be in Whitland and Carmarthen, either 5 miles to Whitland and 9/10 miles to the two secondary schools in Carmarthen. A school bus goes into both directions from St Clears.
- Primary school can be found in the town itself
- Leisure centers, 2 miles in the town
- GP surgery is about a mile away
- Various pubs and restaurants are in town in close distance
- Various shops, petrol stations, pharmacy and all necessary amenities can be found in very close proximity.

13. Transport links

The transport links to Carmarthen, Haverfordwest and Cardigan are well established and developed.

- There is no train station in the town at the moment but there has been ongoing discussion for reinstating one. At the moment the nearest one can be found in Carmarthen, 9.4 miles
- there are various bus lines running from St Clears and a bus stop just in front of the site
- Carmarthen town 9 miles

- Whitland about 4 miles
- About half a mile to the dual carriage way A40
- M4 is reached in about 24 miles

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.

A new development would infill an area which is partly developed. Additionally, it would make advantage of an area above the flood area of the town.

The site is fairly large but it should not be overdeveloped and restricted to protect and enhance existing vegetation into a new layout.

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.

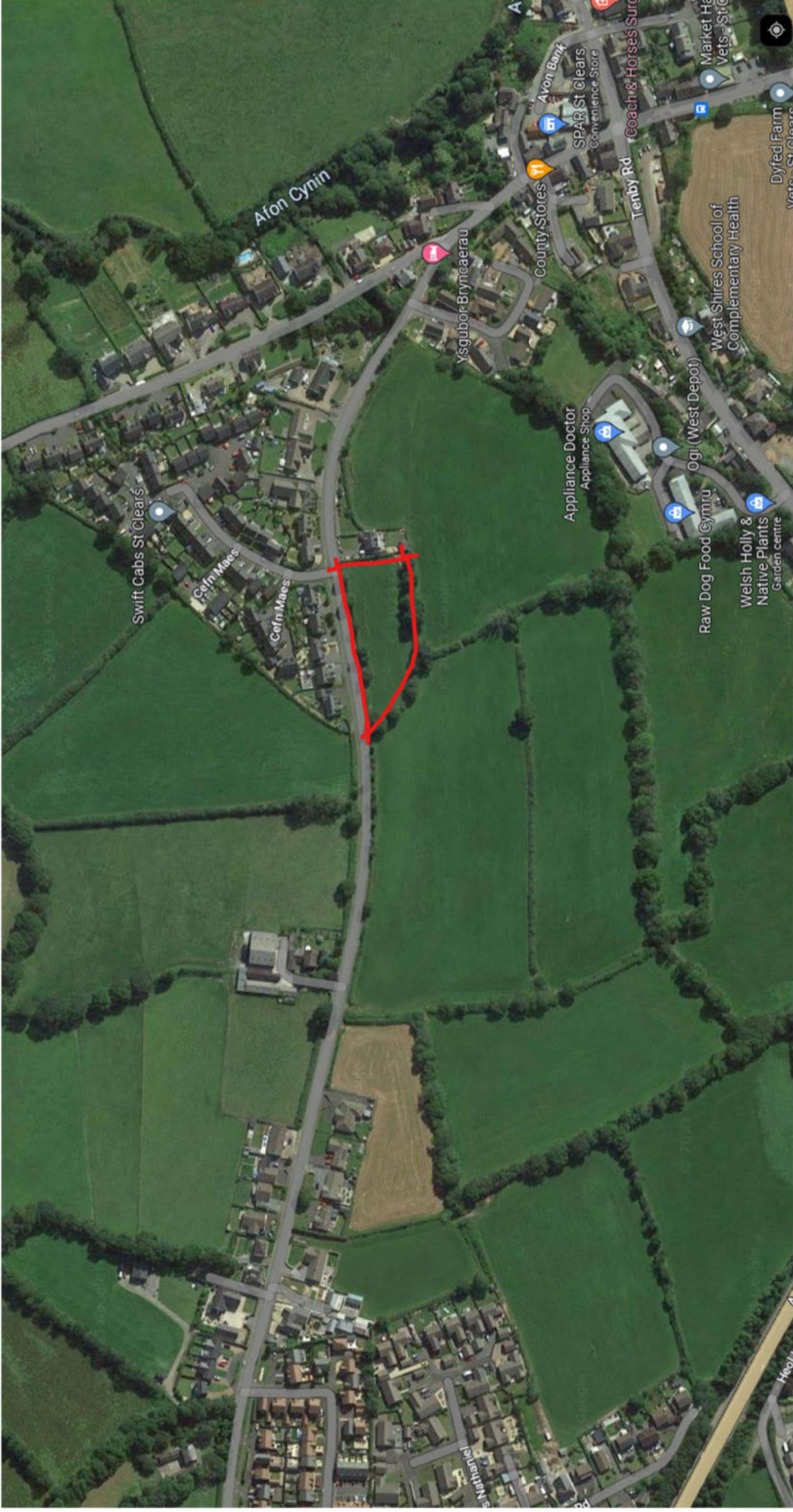
Not to forget the future need for new residential development when the new hospital will get the go ahead further to the West, Whitland or Narbeth. Both are smaller towns and one can see the need for new housing in a bigger town which is close by.

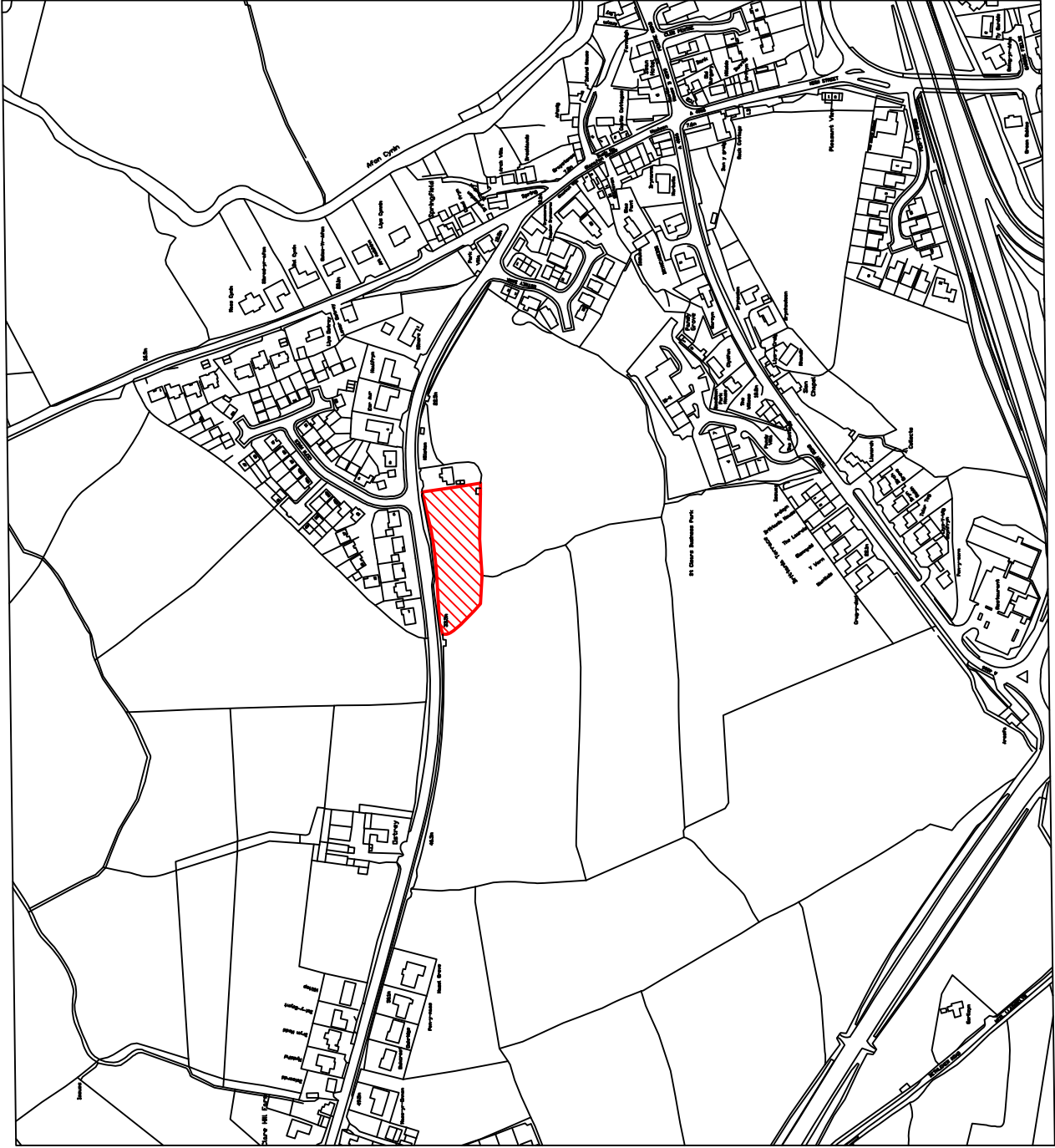
We believe that this is an ideal please for a new development.

Appendices

1. Site
2. Site photos
3. Surrounding buildings
4. Transport links – bus map
5. Flood map
6. LDP & LDP 2

1. The site





LOCATION MAP SCALE = 1:1000

The site



The access



Neighbouring property

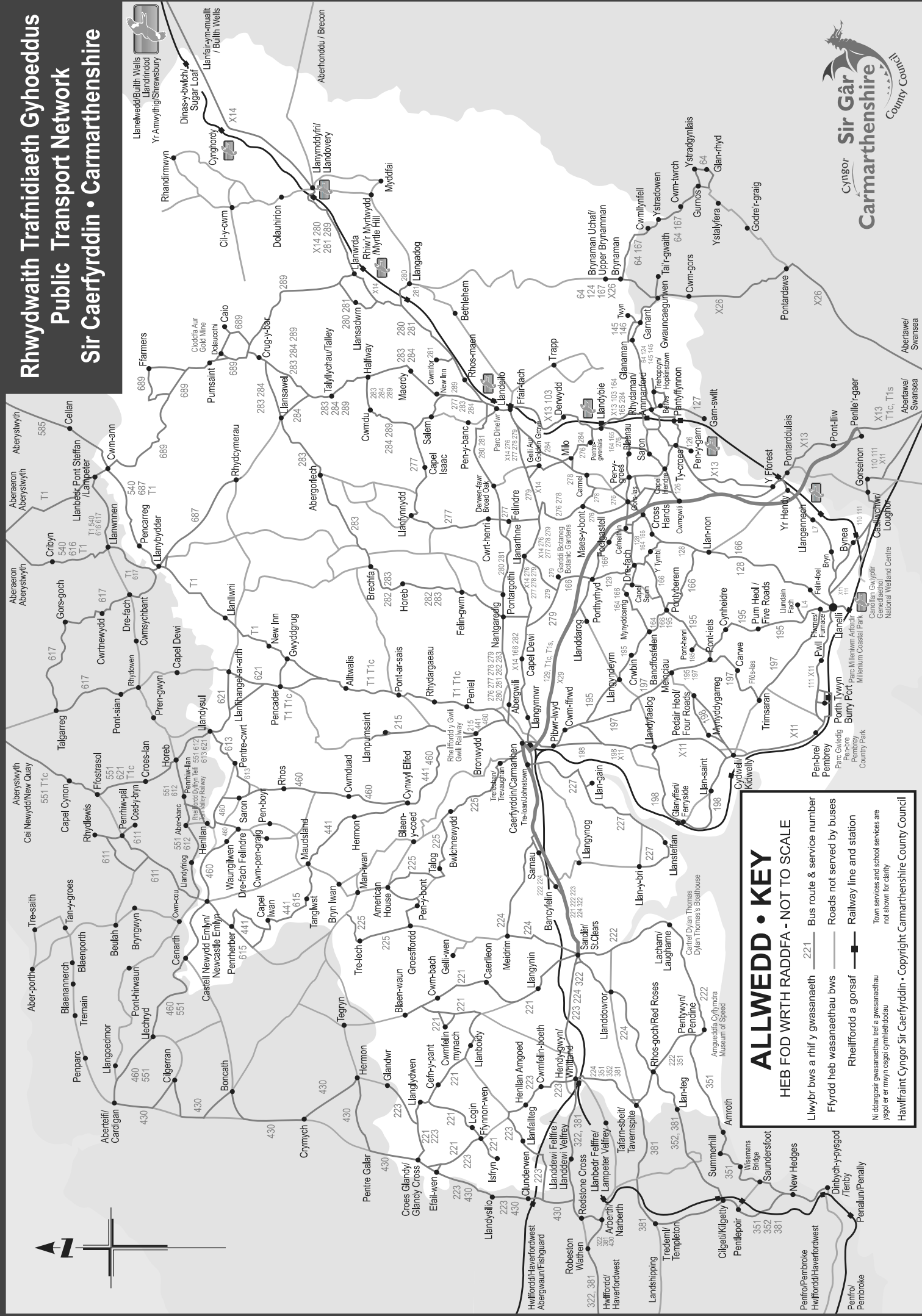


Development across the road





Rhwydwaith Trafnidiaeth Gyhoeddus Public Transport Network Sir Caerfyrddin • Carmarthenshire



ALLWEDD • KEY

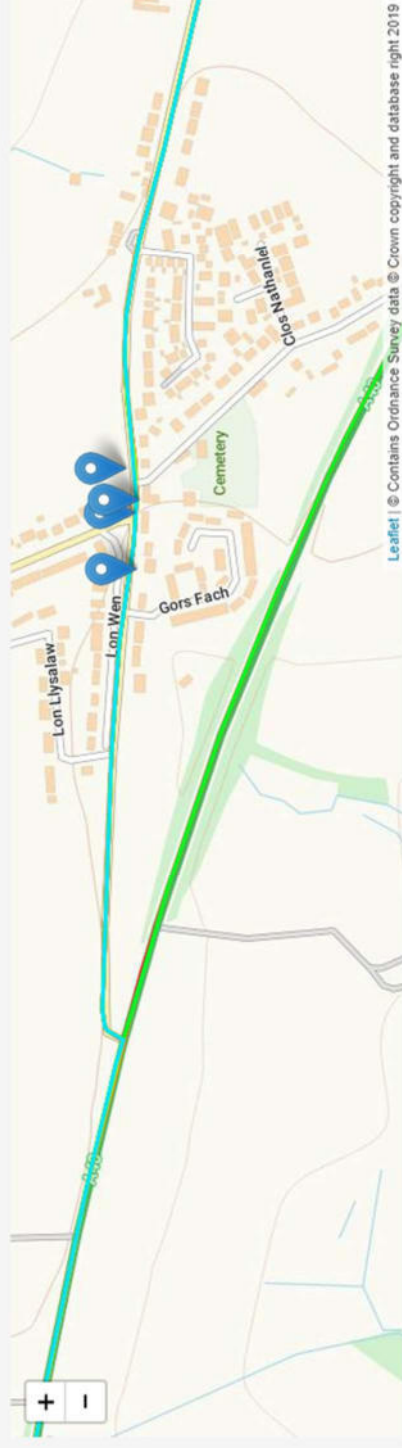
HEB FOD WRTH RADDFA - NOT TO SCALE

- Llywbr bws a rhif y gwasanaeth 221 Bus route & service number
- Ffyrdd heb wasanaethau bws Roads not served by buses
- Rheilffordd a gorsaf Railway line and station
- Town services and school services are not shown for clarity

Hawffraint Cymhor Sir Caerfyrddin • Copyright Carmarthenshire County Council

Interactive Map of Bus Routes and Stops in Pwll-Trap, nr St Clears

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



Connected Localities

Neighbouring Areas

Pwll-Trap nr St Clears

Picton Ferry

Pictwn

Backe

St Clears

Llanddwrwr

Halfpenny Furze

Llangynin

Bus Routes in Pwll-Trap

223 - Carmarthen - Glandwr

224 - Carmarthen - Whitland via St Clears

322 - Carmarthen - Haverfordwest

Bus Stops in Pwll-Trap

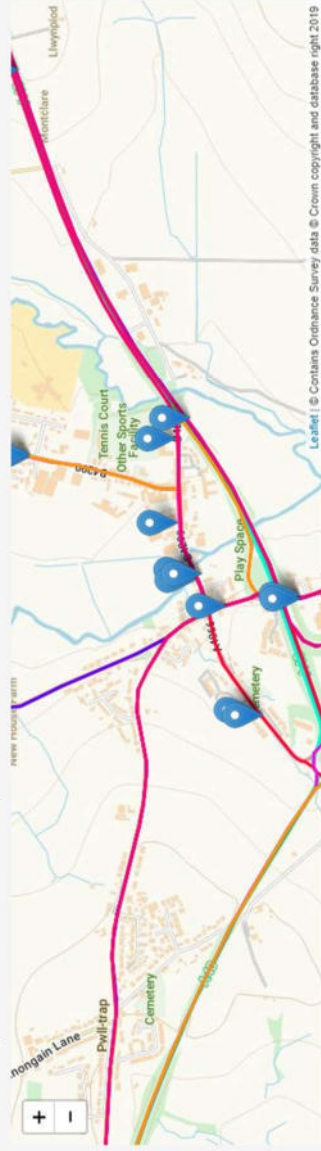
White Lion Inn, o/s, Lontas

White Lion Inn, after, Lontas

Spring Gardens, nr, Lontas

Interactive map of bus routes and stops in St Clears

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



Connected Localities

Neighbouring Areas

St Clears
 Picton Ferry
 Picton
 Pwll-Trap nr St Clears
 Pentowin
 Halpenny Furze
 Cross Inn, Carmarthen
 Meldrim
 Rhosyn-coch

Bus Routes in St Clears

221 - Carmarthen - Login
 223 - Carmarthen - Glandwr
 222 - Pendine - Carmarthen
 224 - Carmarthen - Whitland via St Clears
 322 - Carmarthen - Haverfordwest

Bus Stops in St Clears

Mora Bach, nr, A4066
 Garage, o/s, Bridge Street
 St Mary Magdalene's, o/s, High Street
 Co-op, nr, High Street
 Newchurch, nr, A40
 Garage, o/s, High Street
 Business Park, before, Tenby Road
 Wembley Garage, o/s, B4299
 Co-op, nr, High Street
 St Mary Magdalene's, o/s, High Street

Newchurch, nr, A40
 Rock Cottage, o/s, High Street
 Library, o/s, Pentre Road
 Penyrheol Tavern, nr former, Meldrim Road
 Lon Hafren, after, Station Road
 Business Park, before, Tenby Road
 Chemist, o/s, Pentre Road
 By-Pass, on, A40
 Santa Clara, after, High Street
 Lon Hafren, after, Station Road
 Penyrheol Tavern, nr former, Meldrim Road
 Black Lion, o/s, Pentre Road

