



**LRM**  
PLANNING  
LIMITED

# LAND WEST OF WAUNFARLAIS ROAD, LLANDYBIE

Development Framework Document

Prepared by LRM Planning Limited on behalf of Mr John  
Morris

February 2019





Fig 1: View of from within the site looking north



## Contents

Introduction	5
The Site & its Context	6
Development Proposals	12
Technical Considerations	14
Candidate Site Suitability	18
Policy Objectives	21
Conclusion	25



Fig 2: View from the northern site boundary towards Waunfarlais Road

# 1

# Introduction

**This Development Framework Document (DFD) has been prepared on behalf of Mr John Morris in relation to land west of Waunfarlais Road, Llandybie. It has been prepared in order to demonstrate the suitability of the site to accommodate residential development.**

**In this regard this document summarises information in respect of landscape, transport and ecology, which demonstrates that the site is suitable for residential development.**

- 1.1 This DFD sets out an overview of the development proposals for the site and the contribution that it can make towards meeting the future housing needs through the LDP review process.
- 1.2 It sets out our background understanding of the site and its context, key sustainability requirements, proposals and underlying technical considerations.
- 1.3 It demonstrates that the site is eminently suitable for development. In addition, it is viable and can be relied upon to contribute towards the future needs of the Authority.

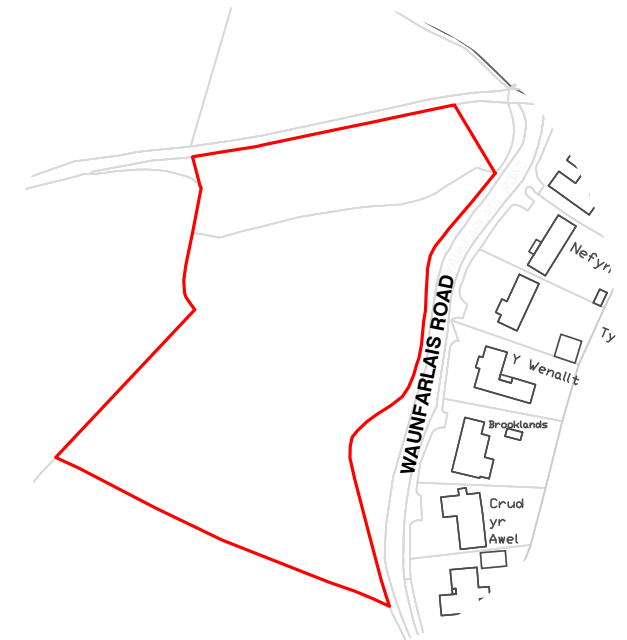


Fig 3: Site Location Plan



# 2

## Site Context

**This section sets out information in respect of the site and its context. It describes the site and its key characteristics as well as the wider context of the site and elements that will help shape design considerations.**

### Site Location and Description

- 2.1 The site comprises a parcel of agricultural land to the south of the main settlement of Llandybie measuring approximately 1.1 ha. Llandybie is located approximately 2.5km to the north of Ammanford, Carmarthenshire.
- 2.2 Existing ribbon development along Waunfarlais Road bounds the site to the east. Ty-Uchaf borders the site to the north. The southern boundary is formed by an existing hedgerow. The western boundary is formed by a sporadic hedgerow. The central field on site is demarcated by a mature and maintained hedgerow with intermittent mature tree planting.

- 2.3 In terms of strategic connectivity, the A483 is located within 200m to the east of the site which connects to the M4 to the south at Pontarddulais.

### Site Appraisal

- 2.4 A detailed analysis of the site has been undertaken in respect of landscape, transport and ecology with further technical work ongoing. Further detail is set out in section 4 of this document.
- 2.5 This work has concluded that:
  - There are no issues which suggest the site is undevelopable in landscape and visual terms subject to an appropriate design coming forward;
  - Suitable access can be provided off Waunfarlais Road and there is sufficient capacity within the local highway network to accommodate the proposed development;
  - The site is not at risk of flooding;

- Existing habitat will be retained where possible, in addition suitable mitigation will ensure there is no detrimental affect to these species can be incorporated as part of the proposals; and
- There are no Scheduled Ancient Monuments, Historic Parks and Gardens or any other heritage assets within or adjoining the proposed development site, or within the surrounding area.

### Local Context

- 2.6 An analysis of the wider context has been undertaken, this has considered the local built context and form of development. In the immediate environs the local vernacular comprises a number of low density, large detached dwellings set in ample plots, finished in a variety of materials including predominantly red brick and render, although a few properties also include stone detailing.



Fig 4: View from the south east of the site looking north



Fig 5: View from the south west of the site looking north



Fig 6: View from within the site looking north east to Waunfarlais Road



Fig 7: The existing site access on to Waunfarlais Road



Fig 8: View of the existing hedgerow running across the site from east to west



Fig 9: View from the west of the site looking east

2.7 To the west of Waunfarlais Road, along ‘McKays’, and Ammanford Road leading into the centre of Llandybie, the development pattern increases in density, reflecting smaller semi-detached and terraced units built in a wider variety of architectural styles.

## Sustainability

### Local Services and Facilities

2.8 The Chartered Institution of Highways and Transportation (CIHT) guidelines ‘Providing for Journeys on Foot’ indicates that the desirable walking distance for commuting and school journeys is 500m, the acceptable walking distance is 1km and 2km is the preferred maximum.

2.9 As well as Llandybie Primary School, there are also a variety of other local facilities and services within 1.7km walking distance of the site including:

- Retail facilities and convenience stores;
- A number of public houses, restaurants and cafes;



Fig 10: Existing residential properties along Waunfarlais Road



Fig 11: Existing residential properties along Waunfarlais Road



Fig 12: Local Centre in Llandybie



- A community centre;
- Leisure/community facilities; and
- Employment provision.

### Public Transport

- 2.10 The nearest bus stops are located within 350m of the site along Ammanford Road providing services to Cross Hands, Llandeilo and other local destinations at a maximum frequency of 6 services per day.
- 2.11 Llandybie Rail Station is also located within 1.62km to the north of the site, providing services to Ammanford within 16-20 minutes and onwards to Swansea, Cardiff and other destinations.

### Pedestrian and Cycle Infrastructure

- 2.12 The nearest National Cycle Network (NCN) route 47, located approximately 7km to the west of the site in Cross Hands. This route is a mainly inland route starting at Newport and finishing at Fishguard passing through Neath and Carmarthen.
- 2.13 NCN Route 47 provides access to Carmarthen to the north west and Llanelli to the south.

- 2.14 In terms of provision for pedestrians, Waunfarlais Road has a footway along its eastern side within the vicinity of the site. Additional improvements to pedestrian facilities, proportionate to the scale of development could be brought forward as part of any future scheme for the site.

## Opportunities and Constraints

- 2.15 The site forms a logical extension to existing residential development along Waunfarlais Road. Due to the topography of the site, it is also well screened in relation to the wider countryside to the south.
- 2.16 As outlined above, the development of the site could also help improve pedestrian infrastructure in the vicinity, to help connect the village of Aberlath to the south with Ammanford Road.
- 2.17 The various hedges and woodland which form the site boundaries are a key asset in respect of both their arboricultural and ecological value, but also due to the enclosure they provide and therefore will be retained where possible.
- 2.18 The area to the north of the site is a flood plain, albeit this does not impact upon the development area. The site falls from the southern boundary to a flat central plateau.
- 2.19 There is also a quarry located to the south west

of the site, however the proposed development area would be outside of the relevant buffer zone and therefore this is not considered to preclude development.



Fig 13: Existing Bus Stop along Ammanford Road

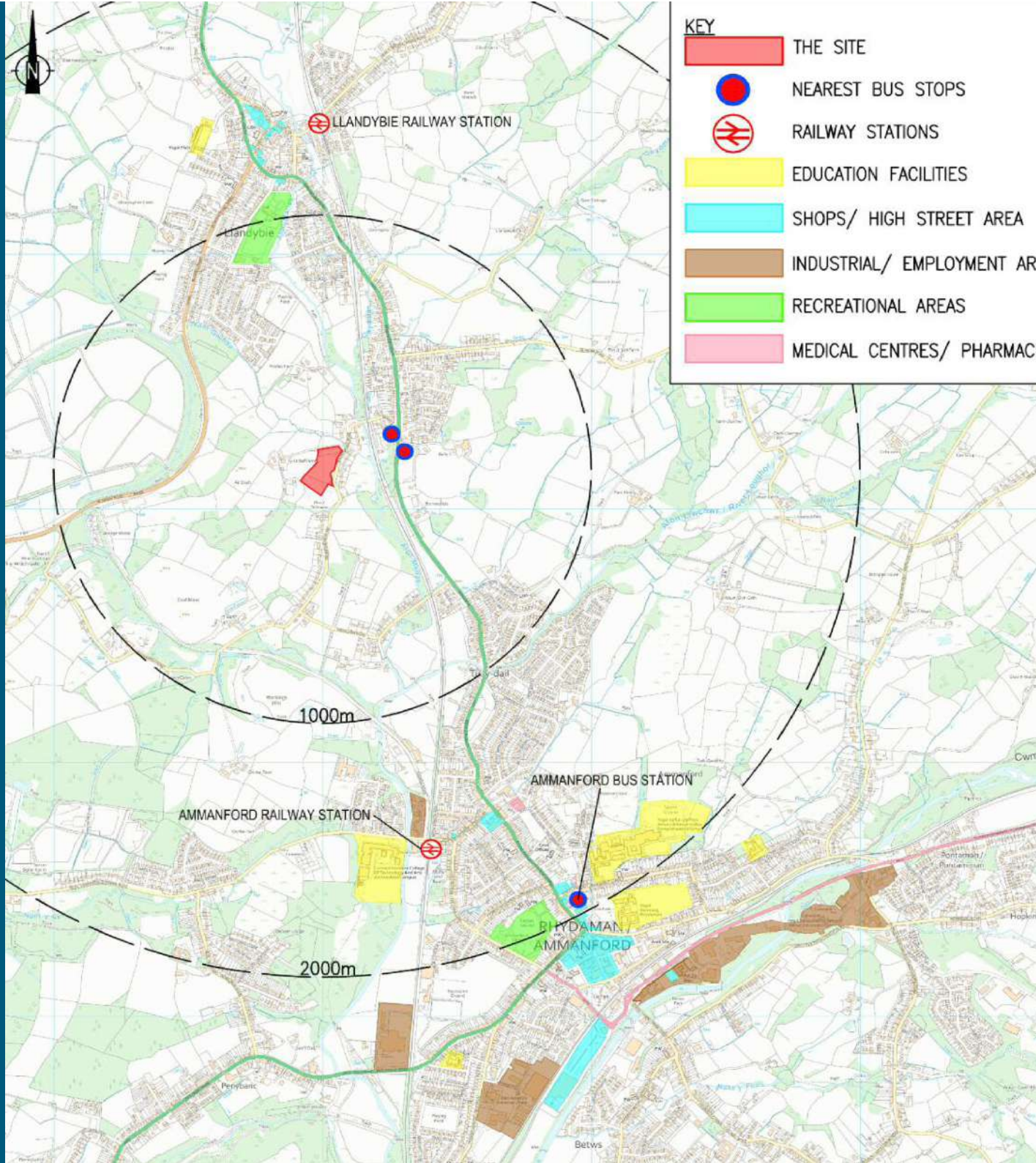


Fig 14: Local Facilities and Services

## Development Principles

2.20 Following a robust review of the site, its context and technical constraints, the development of the site will incorporate the following aims and objectives:

- Create a positive interface with the existing residential development along Waunfarlais Road. New green space will include structure planting to soften and screen new development from the wider countryside and ensure that its layout integrates positively with the residential edge.
- Ensure that the development protects and enhances existing landscape features such as the existing central hedgerow and watercourse. This will form the basis of the site's Green Infrastructure Network. The development will take opportunities to maximise site wide biodiversity whilst seeking to balance the need for public amenity.

- Where possible, ensure that the developments layout works with the sites topography, locating SUDS features through the centre of the site creating a possible amenity feature.
- Locate new vehicular access centrally along the eastern boundary of the site connecting to Waunfarlais Road, to reflect the existing pattern of development and improve pedestrian connectivity.

## Conclusion

2.21 The opportunities and constraints identified above, have shaped the draft development proposals.



Fig 15: Local Food Store in Llandybie

# 3

## Development Proposals



**Based on the work undertaken our vision is to create an attractive, high quality development which fits sensitively within its context, compliments the existing vernacular of the existing properties along Waunfarlais Road and provides a sustainable development tailored to contribute towards meeting the housing needs of Carmarthenshire.**








- 3.1 The proposed development at land west of Waunfarlais Road will comprise the following elements:
- The formation of a new vehicular and pedestrian access off Waunfarlais Road;
  - c. 7 units;
  - The retention of existing trees, hedgerows and watercourse;
  - New landscape planting;
  - Open Space; and
  - SUDS.

- 3.2 Figure 16 is an illustrative layout based on the site analysis undertaken, as outlined in this document. This layout forms one interpretation of how the site could be developed.
- 3.3 This layout proposes a mix of 3, 4 and 5 bedroom homes and bungalows.
- 3.4 The proposals reflect a density similar to that of the surrounding area, whilst also respecting the existing green infrastructure within the site, and not compromising amenity for either future or existing occupiers.

### Conclusion

- 3.5 It is considered that the site presents an opportunity to provide both much needed housing in a sustainable location, which forms a logical extension to existing residential development along Waunfarlais Road. The provision of larger executive type homes is an essential component of a healthy and functioning economy and housing market that meets all needs.

**KEY**

-  Red Line Boundary  
1.12Ha / 2.47acres
-  Neighbouring application - Planning refs:  
E/34695 & E/38100
-  Proposed Dwelling
-  Proposed Hedgerow
-  Existing Hedgerow
-  Proposed Tree
-  Existing Tree
- A** Access from Waunfarlais Road. Will require removal of a section of boundary hedge to facilitate necessary visibility splays
- B** Potential alternative access from track. Requires upgrade
- C** Existing hedgerows maintained
- D** Turning Head
- E** Potential for LAP (Local Areas for Play) Playspace
- F** Potential pedestrian access from Waunfarlais Road and linear openspace
- G** Low voltage overhead power cables to be grounded



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project  
**Waunfarlais Road, Llandybie**

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drawing title

Fig 16: Masterplan Layout

# 4

## Technical Considerations

This section summarises the relevant technical considerations in the context of the development proposal, including:

- Access and Movement;
- Drainage and Hydrology;
- Ecology;
- Heritage;
- Landscape and Visual.

### Access & Movement

- 4.1 With regards to the local highway network, PPW outlines that land use planning can help to achieve the Welsh Government's objectives for transport through improving accessibility by walking, cycling and public transport.
- 4.2 Stuart Michael Associates have undertaken a Transport Appraisal in respect of the site which details the likely characteristics of the potential development and highlights any potential impact on the surrounding network.
- 4.3 It is proposed that the development is accessed via a new, simple priority junction on to Waunfarlais Road along the eastern boundary of the site. The location of the access has been determined to ensure that visibility splay requirements are met.
- 4.4 In addition, it is estimated that the proposed development could generate up to between 6 and 60 vehicle movements at peak times and daily respectively. These can be adequately accommodated on the adjoining highway network.
- 4.5 The appropriate vision splays of 2.4m x43m are achievable in both directions, along the proposed site access. A 1.8m footway can also be provided north and south of the site access. It is proposed that dropped kerbing and tactile paving are provided to tie in with existing footway provision.
- 4.6 In addition, any final scheme will provide car and cycle parking in line with Carmarthenshire's adopted standards.
- 4.7 Together with the existing context analysis outlined in section 2, this section demonstrates that the proposed development is conveniently located within close proximity of a number of local facilities and services, which can be accessed via sustainable modes of transport. Furthermore, the proposed development can be safely accommodate within the highway network.



## Drainage and Hydrology

- 4.8 PPW outlines that meeting the Welsh Government's objectives for sustainable development requires action through the planning system to move away from flood defence and the mitigation of the consequences of new development in areas of flood hazard towards a more positive avoidance of development in areas defined as being of flood risk hazard.
- 4.9 Natural Resources Wales Development Advice Map confirms that the site is within Zone A, which is considered to be of little or no risk of flooding. TAN15 outlines that new development should be directed towards suitable land in Zone A.
- 4.10 Whilst there is an area of C2 Flood Zone to the north of the site, this does not affect the area subject to these representations.
- 4.11 With regards to drainage, the surface water runoff generated during extreme rainfall events will be directed away from properties and other vulnerable areas of the development, and conveyed into an attenuation system. The attenuation via appropriate SUDS/SABs methods will be designed for up to and including the 1 in 100 year storm event with 30% increase in rainfall intensity to allow for climate change.

- 4.12 Foul water will be disposed of via the existing sewer network in the vicinity of the site.
- 4.13 In summary, the proposed development will not be subject to, nor increase the risk of flooding elsewhere. Furthermore, there are viable solutions for the disposal of both foul and storm water in principle, as part of the development proposals.

## Ecology

- 4.14 PPW outlines that a key role of the planning system is to ensure that society's land requirements are met in ways which do not impose unnecessary constraints on development whilst ensuring that all reasonable steps are taken to safeguard or enhance the environment. Conservation and development can be fully integrated. With careful planning and design, not only can the conflict be minimised, but new opportunities for sustainable development can also be created.
- 4.15 PPW further states that the planning system has an important part to play in meeting biodiversity objectives by promoting approaches to development which create new opportunities to enhance biodiversity, prevent biodiversity losses, or compensate for losses where damage is unavoidable.
- 4.16 Soltys Brewster undertook an Ecology

Assessment at the site in January 2019. This assessment comprised both a desk based analysis and a site visit.

- 4.17 The desk based analysis confirmed that no part of the site lies within or close proximity to any form of statutory nature conservation designation such as a SSSI, nor does the site hold any form of local designation.
- 4.18 The site visit confirmed that the area within the site boundary comprises primarily improved grassland which was considered to have little or no ecological value, and on this basis there is no over-riding constraint to the delivery of the site for residential use.
- 4.19 The eastern and western boundaries of the site are bordered by hedgerows, with an additional two hedgerows intersecting the northern and southern sections of the site respectively. Trees along the northern hedgerow are considered to have low/moderate potential to support roosting bats.
- 4.20 Furthermore, the area of scrub located to the south of the site also has the potential to support nesting bird species. It is therefore recommended that these features are retained as part of the development layout, in conjunction with the production of a lighting strategy to maintain dark corridors for bats.



Fig 17: View from the centre of the site looking north





## Heritage

- 4.21 PPW outlines that to enable the historic environment to deliver rich benefits to the people of Wales, what is of significance needs to be identified and change that has an impact on historic assets must be managed in a sensitive and sustainable way.
- 4.22 There are no Scheduled Ancient Monuments, Historic Parks and Gardens or any other heritage assets within or adjoining the proposed development site, or within the surrounding area which have the potential to be affected by the proposed development.

## Landscape and Visual Impact

- 4.23 EDP undertook a Preliminary Landscape and Visual Appraisal of the subject site in January 2019, this appraisal confirms that in the first instance there are no public rights of way (PRoW) within the site's extent, nor are there any national or local landscape designations covering the site. In addition. The parcel of land containing the site is enclosed and constrained by existing housing, roads and vegetation on three sides.
- 4.24 Whilst development on this site would change the character of the site itself, this would not be out of context when viewed in the context of the immediate development to the east and south, therein avoiding any perception of 'sprawl' into countryside beyond.
- 4.25 The site would be visible at close range from Waunfarlais Road, and from a distance from elevated land to the north, north-west, east and south-east. Designed views should be considered as the emerging layout evolves to capitalise on these. Given that the site is over 3km from the Brecon Beacons AONB, it is not considered that proposed development of this scale would cause an unacceptable level of harm in visual terms.
- 4.26 Direct and close-range views are available from neighbouring properties which front onto the site, although it should be noted that private views are not protected.
- 4.27 Development of the site would provide an opportunity for new tree planting as well as betterment of existing quality landscape features. The longevity of such features could be ensured by a long term management plan. Retention of vegetation of lesser ecological quality is not seen as paramount from a landscape and visual perspective.
- 4.28 The natural and manmade features on the site give a definitive framework upon which development could be contained within. In this sense, development of this site could be appropriately scaled to remain in keeping with the outskirts of Llandybie.
- 4.29 Overall, the appraisal confirmed that, subject to detailed design considerations and the production of a detailed landscaping scheme, the land west of Waunfarlais Road site has the capacity to accommodate residential development from a landscape and visual perspective.



# 5

## Candidate Site Suitability

This section demonstrates the site suitability to accommodate residential development. It covers the following sections and reflects methodology prepared by SEWSPG.

A high level assessment has been undertaken which demonstrates that the site is not subject to any insurmountable constraint. This covers:

- Site Details
- Ownership
- Constraints
- Utilities; and
- Infrastructure.



Site Details	
Current use	Vacant Land
Proposed use	Residential use for around 7-10 dwellings
Ownership/Constraints	
Is the site wholly within the ownership of the proposer?	Yes
Does the site have any known physical constraints (e.g. topography, access, severe slope, vegetation cover etc.)?	No
Is the site within a C1 or C2 flood risk zone?	No
Is this site affected by any known 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	Yes - There are power lines crossing the site, however it is considered that these lines could be grounded as part of any future proposals and therefore do not pose a constraint to development.
Is there a possibility that the site is contaminated?	No



## Ownership/Constraints

Have any site surveys been undertaken, such as protected species, if appropriate? Yes

## Utilities

Is the site subject to any other known key constraints (e.g. trunk sewers, gas pipelines)? No

Is the site capable of connection to the following services?

Mains water supply	Yes
Electrical supply	Yes
Landline telephone	Yes
Mains sewerage	Yes
Gas supply	Yes
Broadband	Yes

## Infrastructure

What known infrastructure would be required to ensure this site is sustainable?  
Education  
Leisure  
Health  
Transport  
How would this be delivered? (S106/CIL, on site as part of development)

This statement outlines the location of existing services and facilities within the vicinity of the site, however it is anticipated that any future proposed development would make a contribution to the enhancement or provision of additional services in the local area, where appropriate.

The accompanying statement submitted with this representation outlines the location of existing services and facilities within the vicinity of the site, however it is anticipated that any future proposed development would make a contribution to the enhancement or provision of additional services in the local area, where appropriate.



# 6 Policy Objectives

The current Adopted Carmarthenshire LDP's strategic objectives were utilised as a starting point for the identification of strategic objectives for the Revised LDP. These new objectives are outlined on the following pages, and form an important starting point for consideration of likely future requirements. Indeed, the existing LDP strategic objectives, which the new objectives are based upon were subject to considerable consultation and scrutiny and were found to be a sound proposition through a public examination.

As such, we have sought to consider how the site would respond to these objectives against the context of the updated Welsh Government Well Being Objectives which form the basis for the latest versions of national policy.



LDP Objective	Site Considerations	Welsh Government Well Being Objectives
<p>To ensure that the natural environment, including habitats and species, are safeguarded and enhanced.</p>	<p>The site is located immediately adjacent to existing residential development along Waunfarlais Road, and the wider residential envelope of Llandgyie. In addition, it is not located in close proximity to any designated sites. It is anticipated that a full ecological appraisal, including suitable mitigation (where appropriate) would accompany any future planning application.</p>	<p>The development of the site for housing will contribute towards:</p> <ul style="list-style-type: none"> <li>- A resilient Wales;</li> <li>- A Healthier Wales;</li> <li>- A More equal Wales; and</li> <li>- A Wales of cohesive communities.</li> </ul>
<p>To assist with widening and promoting wellbeing opportunities through access to community, leisure and recreational facilities as well as the countryside.</p>	<p>The applicant is committed to delivering a high quality design solution, including a safe, healthy and attractive environment. This concept will be further detailed as part of any future planning application.</p> <p>The proposal will provide contributions towards existing facilities if justified and would help sustain local services and facilities.</p>	<p>The development of the site for housing will contribute towards:</p> <ul style="list-style-type: none"> <li>- A prosperous Wales;</li> <li>- A resilient Wales;</li> <li>- A Healthier Wales;</li> <li>- A More equal Wales; and</li> <li>- A Wales of cohesive communities.</li> </ul>
<p>To assist in widening and promoting education and skills training opportunities for all.</p>	<p>n/a</p>	<p>n/a</p>
<p>To ensure that the principles of equal opportunities and social inclusion are upheld by promoting access to a high quality and diverse mix of public services, healthcare, shops, leisure facilities and work opportunities, as well as vibrant town centres.</p>	<p>The site is located in close proximity to a range of sustainable transport modes which facilitate access to a number of services and facilities both within Llandgybie and Ammanford.</p>	<p>The development of the site for housing will contribute towards:</p> <ul style="list-style-type: none"> <li>- A prosperous Wales;</li> <li>- A resilient Wales;</li> <li>- A Healthier Wales;</li> <li>- A More equal Wales; and</li> <li>- A Wales of cohesive communities.</li> </ul>



LDP Objective	Site Considerations	Welsh Government Well Being Objectives
<p>To safeguard and enhance the built and historic environment and promote the appropriate reuse of redundant buildings.</p>	<p>The site is not located in close proximity to any designated heritage assets. In addition, it is considered that the scheme will provide high quality housing which would enhance the immediate built environment.</p>	<p>The development of the site for housing will contribute towards:</p> <ul style="list-style-type: none"> <li>- A resilient Wales;</li> <li>- A More equal Wales; and</li> <li>- A Wales of cohesive communities.</li> </ul>
<p>To ensure that the principles of spatial sustainability are upheld by directing development to sustainable locations with access to services and facilities and wherever possible encouraging the reuse of previously developed land.</p>	<p>Whilst the site is greenfield land, it is imperative to note that brownfield sites are not automatically more sustainable than greenfield land. As outlined above, the site is located in a sustainable location in close proximity to public transport services and local facilities.</p> <p>It is also considered that the release of greenfield will be necessary to accommodate Carmarthenshire's housing requirements in addition to utilising previously developed land.</p>	<p>The development of the site for housing will contribute towards:</p> <ul style="list-style-type: none"> <li>- A prosperous Wales;</li> <li>- A resilient Wales;</li> <li>- A Healthier Wales;</li> <li>- A More equal Wales; and</li> <li>- A Wales of cohesive communities.</li> </ul>
<p>To make a significant contribution towards tackling the cause and adapting to the effect of climate change, including promoting the efficient use and safeguarding of resources.</p>	<p>The site is in a sustainable location and the proposals would incorporate the required building regulations standards at the time.</p>	<p>The development of the site for housing will contribute towards:</p> <ul style="list-style-type: none"> <li>- A prosperous Wales;</li> <li>- A resilient Wales; and</li> <li>- A Healthier Wales.</li> </ul>
<p>To contribute to the delivery of an accessible integrated and sustainable transport system, including links to alternative transport methods.</p>	<p>The site is situated in a sustainable location with access to sustainable modes of transport, and through its development would contribute towards enhanced transport infrastructure.</p>	<p>The development of the site for housing will contribute towards:</p> <ul style="list-style-type: none"> <li>- A prosperous Wales;</li> <li>- A resilient Wales</li> <li>- A Healthier Wales;</li> <li>- A More equal Wales; and</li> <li>- A Wales of cohesive communities.</li> </ul>



LDP Objective	Site Considerations	Welsh Government Well Being Objectives
<p>To protect and enhance the diverse character, distinctiveness, safety and vibrancy of the County's communities by promoting a place making approach and a sense of place.</p>	<p>The applicant is committed to delivering a high quality design solution, including a vibrant and attractive environment. This concept will be further detailed as part of any future planning application.</p>	<p>The development of the site for housing will contribute towards:</p> <ul style="list-style-type: none"> <li>- A resilient Wales;</li> <li>- A Healthier Wales;</li> <li>- A More equal Wales; and</li> <li>- A Wales of cohesive communities.</li> </ul>
<p>To make provision for an appropriate mix of quality homes across the County based around the principles of sustainable socio-economic development and equality of opportunities.</p>	<p>The site would facilitate the opportunity to provide both private and affordable housing to meet local need, in a sustainable location which is well served by local facilities via a range of transport modes.</p>	<p>The development of the site for housing will contribute towards:</p> <ul style="list-style-type: none"> <li>- A prosperous Wales;</li> <li>- A resilient Wales</li> <li>- A Healthier Wales;</li> <li>- A More equal Wales; and</li> <li>- A Wales of cohesive communities.</li> </ul>
<p>To assist in protecting, enhancing and promoting the Welsh Language and the County's unique cultural identity, assets and social fabric.</p>	<p>The site would provide housing to meet local need, and help the continued use of the welsh language.</p>	<p>The development of the site for housing will contribute towards:</p> <ul style="list-style-type: none"> <li>- A prosperous Wales;</li> <li>- A resilient Wales</li> <li>- A More equal Wales; and</li> <li>- A Wales of cohesive communities.</li> </ul>
<p>To reflect the requirements associated with the delivery of new development, both in terms of hard and soft infrastructure (including broadband).</p>	<p>n/a</p>	<p>n/a</p>



# 6. Conclusion

**This development framework document has been prepared on behalf of Mr John Morris in respect of the land west of Waunfarlais Road, Llandybie, Carmarthenshire.**

The proposed development can be accommodated by the existing highway and transport network, and is conveniently located within close proximity to a number of local facilities and services, which can be accessed via sustainable modes of transport.

Furthermore, subject to appropriate mitigation, the proposed development will not have any adverse impacts on biodiversity interest or the landscape and visual context of the surrounding area given its contained nature.

It is considered that the site can contribute approximately 7 dwellings to the five year supply.





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