

Doc Ref 943A

SITE AT THE PADDOCK, HEOL Y DELYN

DOCUMENT IN SUPPORT OF THE PROPOSED CARMARTHEN HOUSING DEVELOPMENT LIMITS
PROPOSED IN THE 2023 UDP PLAN

Does the plan fit?

The proposal is consistent with existing housing developments at Parc y Bryn and further west along Heol y Delyn (Ref attached Pdfs)

The northern and western boundaries of the site run along natural and ancient borders with the mature woodland and adjacent scrubland habitat respectively. These contribute to the natural and logical extension of the Housing Development Limits supported in this submission and identified in the LDP.

Being subject to detailed planning approval, any desired enhancement and mitigation for bio-diversity can be incorporated in the proposals eg bat, bird and owl boxes, including enhanced tree planting and screening.

Is the Site appropriate?

The site is in a sustainable location in proximity to the Town's provision, commercial and leisure facilities. The land is in private ownership and has the benefit of existing infrastructure for utilities – electricity, mains water and public sewer. The site is generally free from physical constraints with no adverse ground conditions, flood risk or pollution issues, landscape, biodiversity and heritage designations.

Access

The site is accessible via the existing entrance on to Heol y Delyn and along a shared private road on site and thus present no issues.