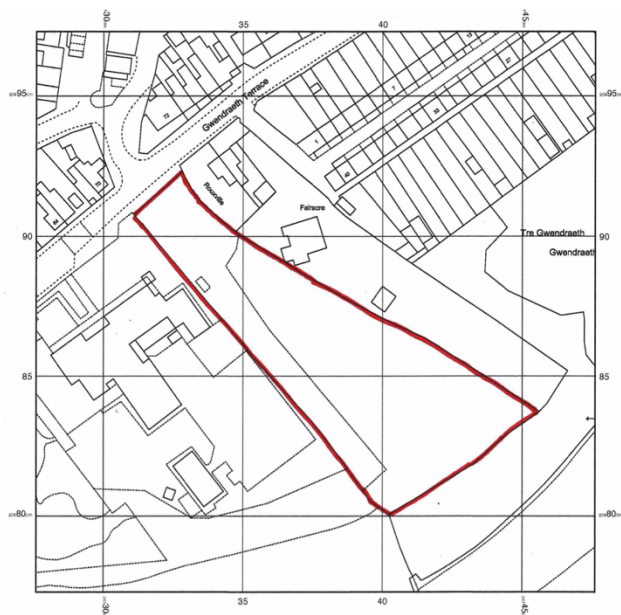


2nd Deposit Revised Stage LDP Consultation

**Proposal for candidate site in Kidwelly
Land between Ysgol y Castell
and Fairacre,
Priory Street, Kidwelly**

Land between Ysgol y Castell and Fairacre, Priory Street, Kidwelly

The proposal is to include the piece of land which sits between Ysgol y Castell and Fairacre off Priory Street in the proposed LDP for residential use. The site is currently being used as a site compound for the construction of the new primary school.

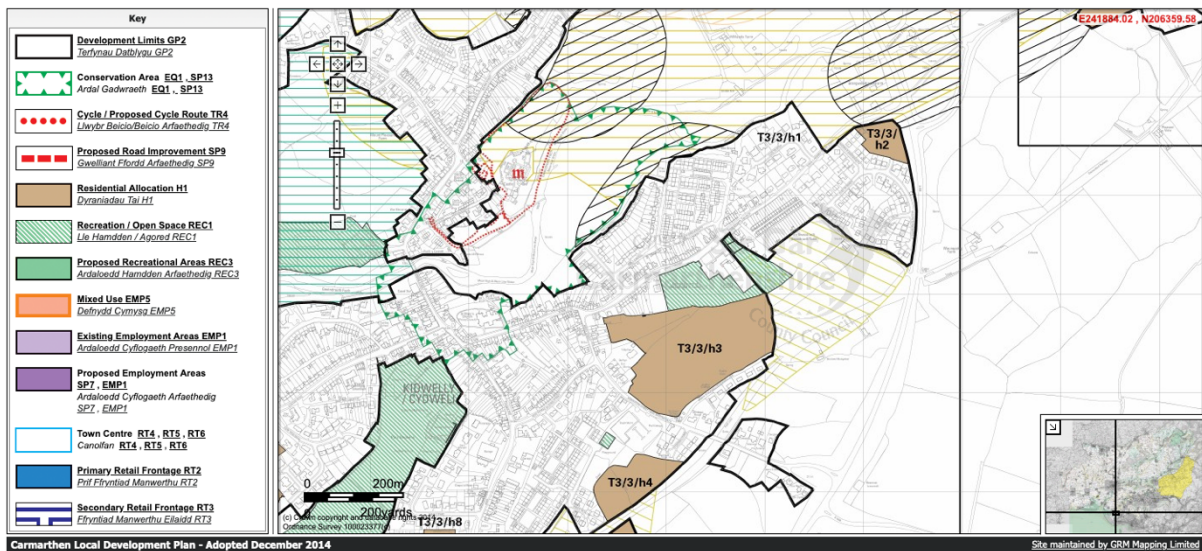


The central location of the proposed site within Kidwelly provides access to a number of local services and facilities. Within the immediate vicinity this includes the adjacent new primary school, Ysgol y Castell, a Catholic Church and a Co-Operative food store. The site has good accessibility to public transport links, such as bus stops along Priory St with the nearest directly outside the site. This provides transport between Llanelli and Carmarthen via Trimsaran and Ferryside. A railway station is also located 0.7 miles west of the site.

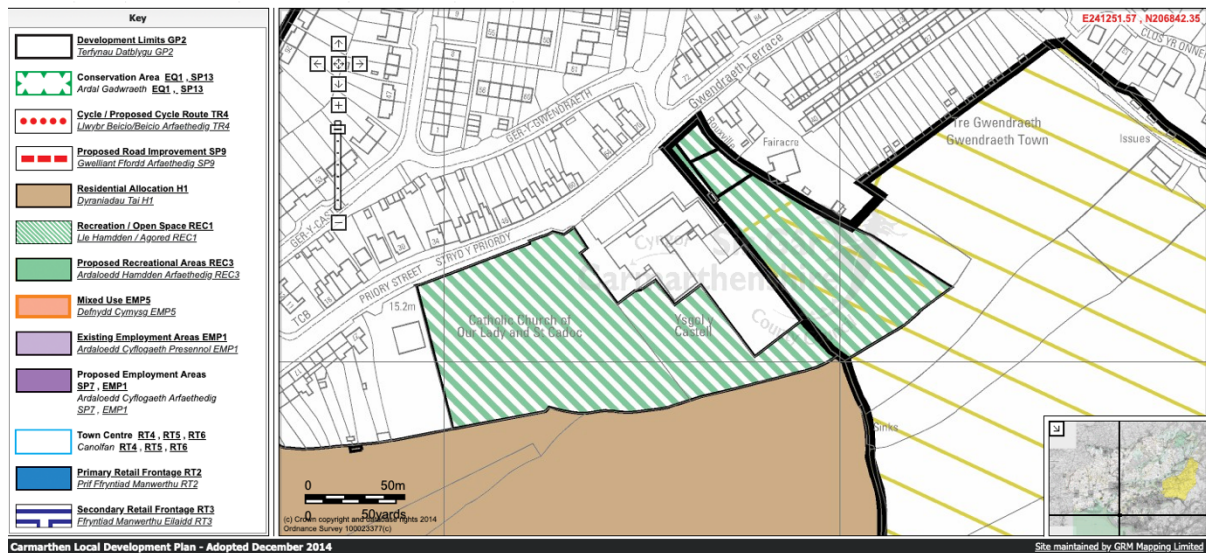
As seen in the location plan, the site is surrounded mainly by residential land use. Some local facilities are available within a short distance of the site, including shops, post office and sports clubs. Priory Street runs parallel to the north-west end of the site and is a 30mph traffic calmed road which reduces to 20mph past the school and the site.



The land in question is between Fairacre and Ysgol Y Castell. Current LDP has the land as located outside settlement limits but designated recreation/open space. In this instance the current policy REC1 is currently relevant. Behind the school in a current plan is an allocation for residential use, reference T3/3/h3.



Excerpt from current LDP



Excerpt from current LDP – enlarged

In the 2nd Deposit Revised Stage LDP shows what we now know as the school site allocated as 'outdoor sports'. The site between Fairacre and the school is shown as outside settlement limits and with no designation. It is no longer required for open space/ recreation.



Excerpt from 2nd Deposit Revised Stage LDP

In the current LDP, behind the school is an allocation for residential use, reference T3/3/h3. This is no longer included in the 2nd Deposit Revised Stage LDP

The site assessment table supporting the proposed LDP says of the site that

'The site has been allocated in a number of previous development plans without indication of delivery. Potential concerns over the scale of the site within the settlement. Site to be de-allocated.'

Settlement	Status of the Site	Site Reference Number	Site Name	Proposed Use	Stage 1 – Is the site compatible against the location of future growth presented in the Preferred Strategy?	Stage 2a – Initial Detailed Site Assessment	Stage 2b – Further Detailed Site Assessment	Stage 3 – Sustainability Appraisal and Habitat Regulation Assessment	Is the site taken forward as an allocation in the revised LDP?	Comments
Kidwelly	Existing LDP Allocation and Candidate Site	T3/3/h3 and SRU074/004	Land adjacent to Stockwell Lane	Residential	✓	✓	x			The site has been allocated in a number of previous development plans without indication of delivery. Potential concerns over the scale of the site within the settlement. Site to be de-allocated.

In the 2nd Deposit Revised Stage LDP, the constraints map shows the site is designated as a part slate and part sand and gravel safeguarding area. We would argue that this is not an appropriate site to remove slate, sand or gravel from. The nuisance, noise and dust factor of excavating stone alongside a school and residential properties being a major concern.

Amongst the 2nd Deposit revised LDP documents, the evidence base, there is a paper which refers to development limits

Infill and extensions to settlements

8.4 Make provision for appropriate infill within, logical extensions to, or rounding off of defined settlements


We propose that this site be included as a rounding off/ infill of the settlement limits of Kidwelly. The rear boundary would line up with the rear boundary of the school and a little way beyond the rear boundary of the residential property Fairacre.




Initial thoughts are that the site could accommodate something like 6 or 7 dwellings. A sketch plan is included which shows 6 dwellings. A seventh may be possible towards the front of the site but there may be amenity issues due to the angle at which Fairacre sits and this will need to be assessed in more detail. The location of the access along the frontage would need also to be agreed with Highways. The site entrance would be within the 20mph zone.










3.0 Site Assessment Proforma & Data Sources


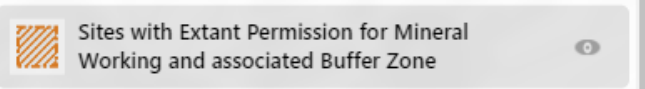



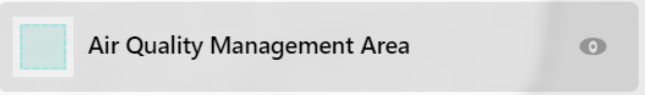
3.1 Please complete the below table with commentary for your site and, where relevant, attach supporting evidence. Alternative formats are acceptable.


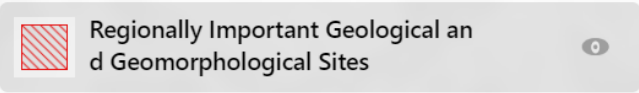

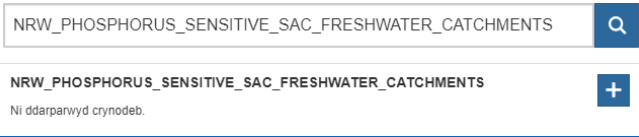
Question	ISA Objective(s)	Data Source	Your Comments
Q1. Is the site compatible against the location of future growth presented in the Deposit LDP?	ISA1	Please refer, in context, to the spatial strategy within the Deposit rLDP (paragraph 8.20, Chapter 9 and 10, Figure 8).	Yes
Q2. Can the site accommodate 5 or more dwellings?			Yes
Q3. Is the site within, or directly related to an identified settlement in Tiers 1-3 of the LDP Preferred Strategy?		<p>Full reference should be made to the rLDP Proposals Maps.</p> <p>Click  and search for:</p> <div style="border: 1px solid #ccc; padding: 5px; margin-top: 5px;"> <input type="checkbox"/> Development Limits 6 </div>	The site is adjacent to the settlement limits as proposed for Kidwelly.Tier 2 service centre
Q4. Is the site located within a flood risk zone?	ISA4 ISA5	Please indicate whether the site is located (wholly or partly) within Zone A, Zone B, Zone C1, and/or Zone C2 of the Development Advice Maps . Additionally, state whether the site is located (wholly or partly) within any layer contained within the Flood Map for Planning . Please provide any additional flood risk assessment and/or related information if already undertaken by alternative site promoters.	Zone A Neither wholly or partly within layer contained in flood map for planning

Question	ISA Objective(s)	Data Source	Your Comments
Q5. Is the site located within or immediately adjacent to any sites designated for importance to nature conservation?	ISA2	<p>Full reference should be made to the rLDP Constraints Maps.</p> <p>Sites to be identified are:</p> <ul style="list-style-type: none"> • Sites of Special Scientific Interest (SSSI) • Special Areas of Conservation (SAC) • Special Protection Areas (SPA) • National Nature Reserves (NNR) • Local Nature Reserves (LNR) • Common Land or registered village green <p>Reference may also be made to site-specific HRA reports and/or related ecological information, if already undertaken by alternative site promoters.</p>	We are not aware of any such designations
Q6. Is the site located within or immediately adjacent to any Scheduled Monuments?	ISA8	<p>Full reference should be made to the rLDP Constraints Maps.</p> <p>Click  and search for:</p> <div data-bbox="792 954 1442 1066">  Scheduled Monuments  </div>	No
Q7. Would development of the site be in contrary to general planning principles?		Full reference should be made to the Site Assessment Methodology (see paragraph 2.31 and 2.32).	No
Q8. Would the development of the site have a detrimental impact on the	ISA8 ISA9	Full reference should be made to the Site Assessment Methodology (see paragraph 2.33).	No

Question	ISA Objective(s)	Data Source	Your Comments
character and setting of the settlement or its features?			
Q9. Will the proposal involve the re-use of suitable previously developed land and/or buildings?	ISA9 ISA7	Full reference should be made to the Site Assessment Methodology (see paragraph 2.34).	The site is currently being used as a contractors compound for the construction of the new Ysgol Y Castell
Q10. Is the site accessible from the existing public highway?			Yes, off Priory Street
Q11. Does the site have an available access point with adequate visibility?			Yes
Q12. Have any significant and evidenced highway issues been identified relating to the site?			None aware of. Site adjacent to school. Speed limits are 30mph and 20mph passing the school
Q13. Does the site have suitable access to public transport and/or active travel route?	ISA3, ISA4, ISA6, ISA12, ISA13, ISA15	Full reference should be made to the Site Assessment Methodology (see paragraph 2.39). Reference may be made to Data Map Wales Active Travel Approved Routes .	Yes, there are regular bus services to Carmarthen and Llanelli. A railway station is also located approx 1 mile from the site
Q14. Does the site have access to green space, leisure, and recreational	ISA12, ISA15	Reference should be made to the rLDP Proposals Maps .	

Question	ISA Objective(s)	Data Source	Your Comments
<p>facilities that are within a reasonable distance?</p>		<p>Click  and search for:</p> <div data-bbox="797 373 1240 622"> <div>  <p>Play Space</p> </div> <div>  <p>Allotments</p> </div> <div>  <p>Amenity Greenspace</p> </div> <div>  <p>Outdoor Sports</p> </div> <div>  <p>Country Park</p> </div> <div>  <p>Parks and Gardens</p> </div> </div> <p>Note that the above is non-exhaustive. Please provide details of other green space, leisure, and recreational facilities within the vicinity of the site.</p> <p>Reference is made to the Site Assessment Methodology (see paragraph 2.40).</p>	<p>Kidwelly has a number of sporting clubs. The new primary school will have outdoor recreational facilities some of which will be available for public use outside school hours</p> <p>In addition there are also sports clubs within the town</p>
<p>Q15 Is the site within reasonable distance to: (a) Employment provision (b) Retail provision (c) Other services and facilities</p>	<p>ISA6, ISA10, ISA14, ISA15</p>	<p>Full reference should be made to the Site Assessment Methodology (see paragraph 2.41).</p>	<p>Yes, a short distance from town centre, shops, post office, primary school, sports clubs</p>
<p>Q16 Is the site within a reasonable distance to education facilities?</p>	<p>ISA13</p>	<p>Reference should be made to the Site Assessment Methodology (see paragraph 2.42).</p>	<p>Yes, the nearest Welsh language primary school is next door to the site. There is also an English language in the town. Glan y Mor Secondary school is located in Burry Port and Welsh language secondary education in Ysgol Bro Myrddin</p>

Question	ISA Objective(s)	Data Source	Your Comments
Q17. Is the site located within or adjacent to a mineral buffer zone?	ISA6	<p>Full reference should be made to the rLDP Proposals Maps.</p> <p>Click  and search for:</p> 	No
Q18. Is the site located within a Mineral Safeguarding Area?	ISA6	<p>Full reference should be made to the rLDP Constraints Maps.</p> <p>Click  and search for:</p> 	Yes, part of site is within sand and gravel safeguarding area
Q19. Is the site within or immediately adjacent to an AQMA?	ISA3	<p>Full reference should be made to the rLDP Constraints Maps.</p> <p>Click  and search for:</p> 	No
Q20. Does the site contain high carbon soil e.g., peatlands?	ISA7	<p>A map of peat resources can be found here: https://datamap.gov.wales/maps/peatlands-of-wales-maps/</p>	No

Question	ISA Objective(s)	Data Source	Your Comments
Q21. Does the site contain high quality agricultural land?	ISA7	A map of agricultural soil resources can be found here: https://datamap.gov.wales/layers/inspire-wg:wg_predictive_alc2	Most categorised as Urban with small part 3b
Q22. Is the site located within or immediately adjacent to any Regionally Important Geological and Geomorphological Sites?	ISA9	Full reference should be made to the rLDP Constraints Maps . Click  and search for: 	No
Q24. Does the site have an available water connection?		Reference is made to the Site Assessment Methodology (paragraph 2.51)	Assumed to be in Priory Street
Q25. Is the site within or adjacent to a phosphate sensitive SAC catchment?	ISA2 ISA5 ISA7	Full reference should be made to Data Map Wales . Click  and search for:  Reference may also be made to site-specific HRA reports and/or related information, if already undertaken by alternative site promoters.	No

Question	ISA Objective(s)	Data Source	Your Comments
Q26. Does the site have connections to other infrastructure requirements?			
Q27. Does the location and/or scale of the site have the potential to have a detrimental impact on Welsh Language?	ISA11	Full reference should be made to the Site Assessment Methodology (see paragraph 2.56 and 2.57).	No

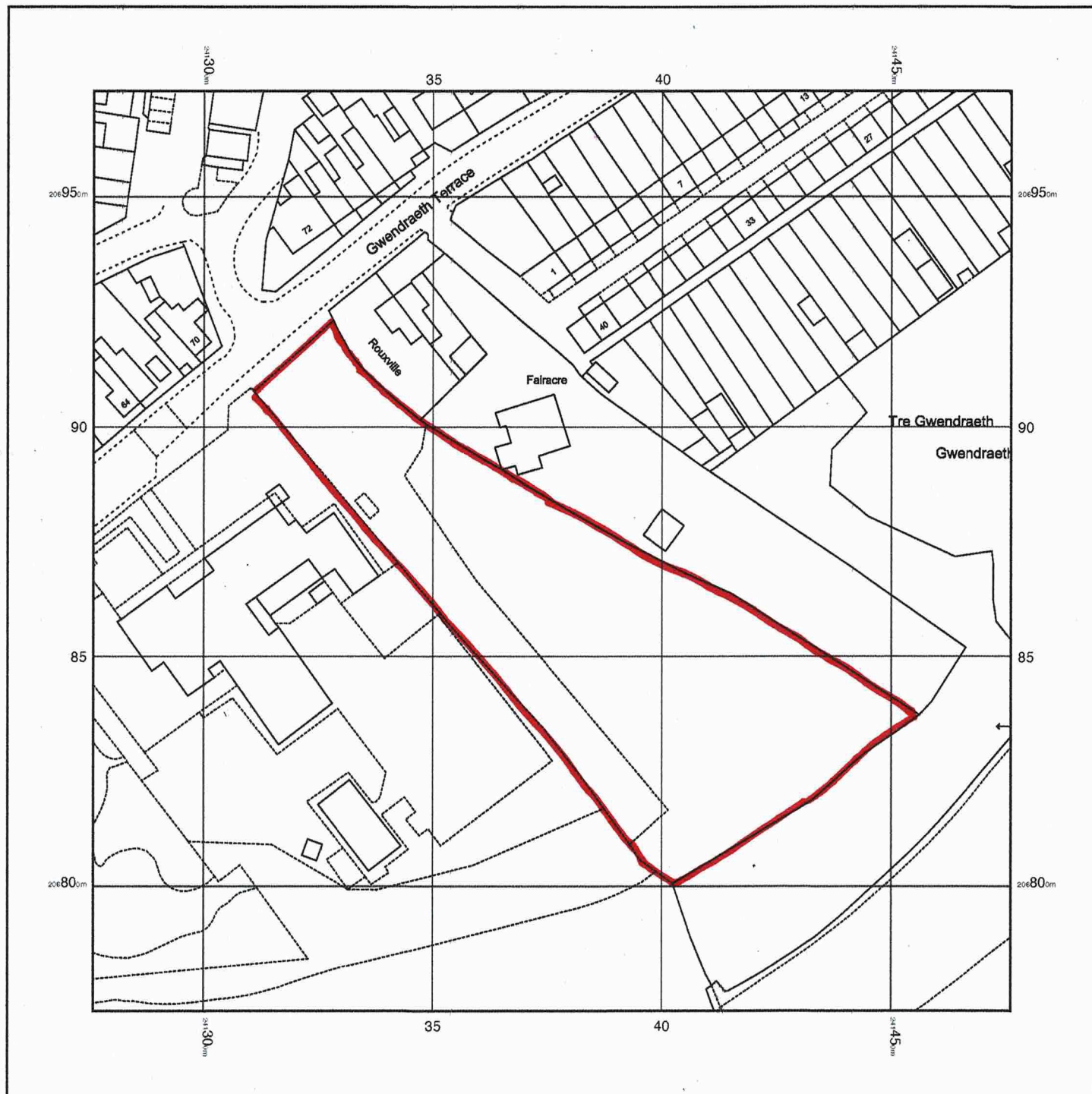
Kidwelly site

Supplied by: www.ukmapcentre.com

Serial No: 261819

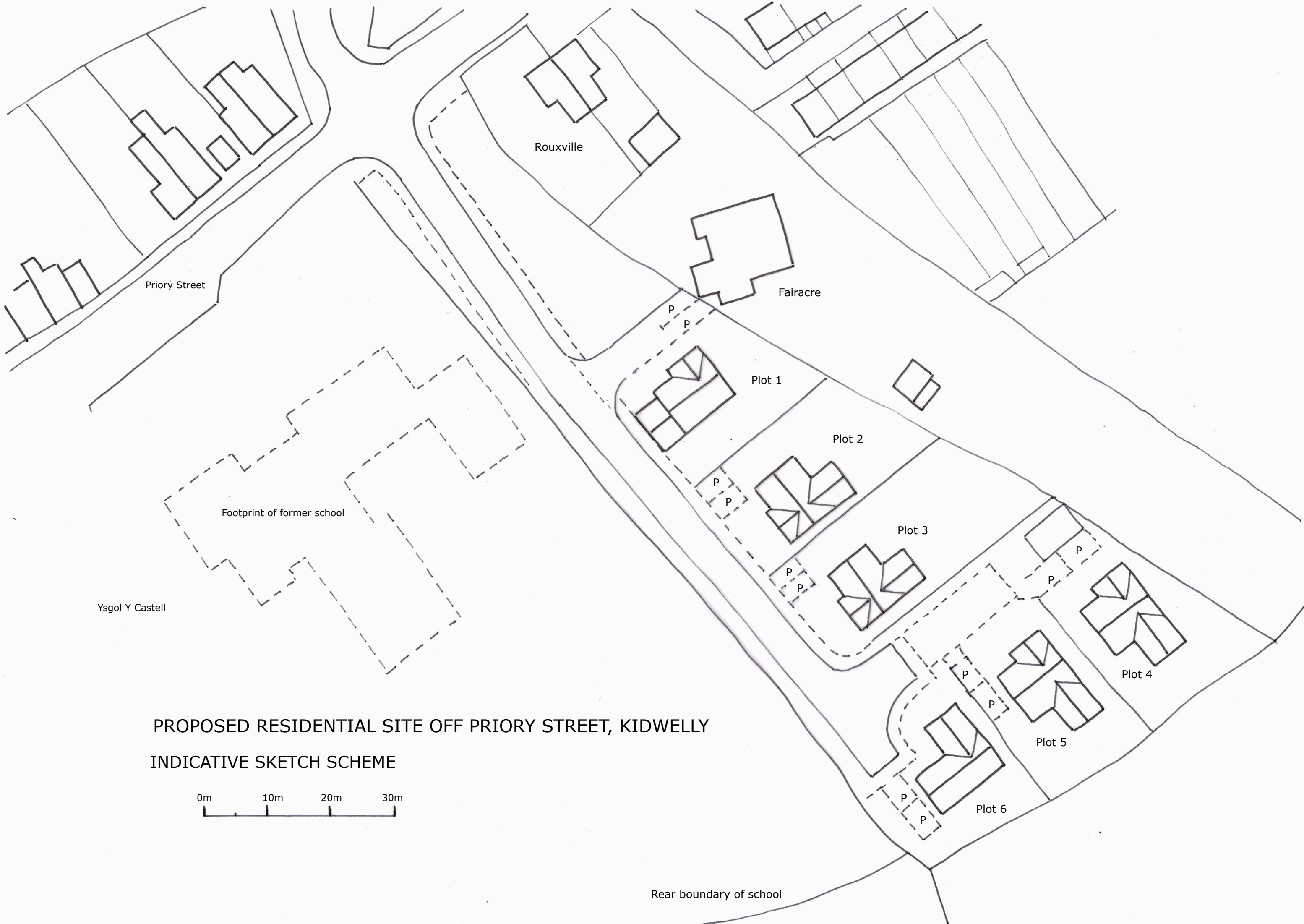
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0m 1cm = 12.5m 62.5m
Scale 1:1250



PROPOSED RESIDENTIAL SITE OFF PRIORY STREET, KIDWELLY
INDICATIVE SKETCH SCHEME

0m 10m 20m 30m