

## SUPPORTING STATEMENT and BACKGROUND INFORMATION

For Inclusion In:-

THE 2<sup>nd</sup> CARMARTHENSHIRE DEPOSIT REVISED LDP 2018 – 2033

### Representation Proposal

#### The Applicants

The following brothers are the joint owners of the site requesting Inclusion in The 2<sup>nd</sup> Carmarthenshire Deposit Revised LDP 2018 – 2033:- M Adrian Evans, Derek D Evans, Anthony **Neil** Evans, Paul H Evans. I Neil Evans am the representative of our land for the purpose of this application. The site is formerly part of the previously family owned Pen Parc, which is located within the village of Llanfihangel Ar Arth, and I am “submitting a Representation requesting an **Amendment of Allocation of Boundaries**” and a “**Proposal of Addition of a Site for the above rLDP Plan**”. Please see the end of this document for the complete Evidence Checklist.

1. Map / Plan of the site boundary:- See maps x 2 attached.
2. Site Reference:- AS/088/007, Representation No:- 4498
3. Name of site and Address:-  
 ‘The Plot’ adjacent to Glyn Hebog and adjoining the playing field/Facilities, on the B4336, (formerly part of ‘Pen Parc’)  
 Llanfihangel Ar Arth  
 Carmarthenshire  
 SA39 9HU
4. Site area in hectares (ha):- Approximately 0.8 hectares
5. Proposed Use of The Site:-
  - A much needed sustainably built, environmentally safe, small development with suitable parking and car charging points
  - Low cost housing, attractively priced in the lower end housing market
  - Low carbon, energy efficient, eco friendly properties
  - Aimed at 1<sup>st</sup> and 2<sup>nd</sup> time buyers, starter homes, affordable rentals or for downsizing
  - Family homes that blend into the setting of the village enjoying the amenities this site offers
  - We would like the land to be developed during the medium term

These would be homes suitable for those who want to stay locally but may be forced away from the locality by the current costs of local housing. It is intended the small development will help prevent migration out of the area for those looking for reasonably priced homes, and will address the current lack of inexpensive housing in the vicinity for sale or rent.

- The site could be serviced via safe and appropriate access points.
- The site is viable i.e.

Dŵr Cymru have confirmed via e-mail that potential connections are available on 2 of the boundaries but now due to Phosphate, outline planning is needed regarding number of taps, bathrooms, etc to calculate capacity and attain permission for connection. And they confirmed that foul flows in this vicinity would drain to the Llanfihangel Ar Arth Waste Water Treatment Works which does not have a Phosphate permit yet.

Western Power had previously confirmed that potential connection was available and supplied a map showing the 11 kV power cables above the sited pole. However, now following a very helpful site meeting, we need to first get outline planning for confirmation of capacity, as it depends on factors like load required per property etc, – for confirmation of connection requirements. See

Western Power grid map and email clarification. Advice has now been sought on these queries and outline planning with an architect.

- Superfast Full Fibre Broadband is available at this postcode now.

### **Site Location**

Grid Reference SN 45608,39325. The site is located on the B4336 on a long, flat, straight, stretch of road between two crossroads, the left sided crossroad being the main thoroughway. Several route options are available to or from here within easy commutable distances, (i.e. for employment, retail, leisure and medical facilities etc, or e.g. alternate routes for adverse weather or diverted traffic:-

- The left crossroads leads directly to Pencader (B4459, 2.5 miles), then to the town of Carmarthen (A485, 13.8 miles).
- The B4336 goes directly to Llandysul (3.6 miles).
- Llandysul leads two main ways West to Newcastle Emlyn (8.3 and 9 miles), or East to Lampeter (13.3 miles) via main route.
- From the right crossroads is the nearby A485 and Llanllwni, Llanybydder and New Inn, with Carmarthen to the South and Lampeter to the North.

Therefore there is:- direct reasonable distance route accesses to amenities e.g.:-

1. Education – Meithrin/Primary, Secondary schools, Colleges and Universities.
2. Medical - Doctors Surgeries, Chemists, Hospitals (NHS and private), Dentists, etc.
3. Employment - Businesses, Local Government, Hywel Dda (NHS), Utility Services, etc
4. Retail - Shops, Towns, Shopping Centres, Garages, Fuel, etc.
5. Health – Leisure Centres, Swimming Pools, Parks, Gyms, Cycle Tracks/Paths, Footpaths, etc
6. Spiritual - Places of Worship, etc.

### **Consideration Has Been Given To The Following:**

Unacceptable Ribbon Development - No - Not ribbon development -The site is a limited development area adjacent to the LDP boundary, next to the playing field, and is a parcel of land, restricted from being a sprawling development. It has historically been accepted as part of the village (formerly part of Pen Parc).

Unacceptable Tandem Development - No - Not possible - The crossroads being one edge of our boundary, Glyn Hebog the opposite end boundary and non related/owned land behind us contains and ensures our development will not sprawl or tandem.

Unacceptable Coalescence - No - Not possible - see tandem comment. Restricted development on all boundaries, utilising the last parcel of land which is sandwiched between Glyn Hebog and Pen Parc crossroads. It is within the village boundary.

Unacceptable Sporadic Development - No - Not sporadic, scattered or random - The site is a continuance from the main crossroads following to Glyn Hebog, which is adjacent to the LDP boundary and our site. It is ideally positioned in front of the playing field and adjoins the crossroads by Pen Parc. A development in this site would reflect the density of the surrounding area. It is also appropriate for the current climate, and addresses the lack of lower end housing, especially now more than ever.

Unacceptable Extension To The Settlement - No - Not an unacceptable extension because the site is central to the village and the development is justified:-

- 1) in being historically within the settlement (formerly being part of Pen Parc).

- 2) in being situated between and adjoining both Glyn Hebog and the village playing field.
- 3) in being a central parcel of land, restricted from sprawling out by existing property to the West, road frontage B4336, a road to the East, with the playing field and land owned by others to the South.  
Therefore this would be a contained, suitable use of settlement land, no longer used for agriculture that can be utilised to ease the lack of lower priced housing in this part of Carmarthenshire.
- 4) because this area, including our site is already served by Public Infrastructure, such as:- water and waste water, electricity and broadband, mobile phone signal. There is also street lighting and other utilities.
- 5) is within the village 30mph speed limit area with signage.
- 6) our site could provide the opportunity to connect the playing field to the Village more safely for the Community, whilst providing much needed family homes.
- 7) in being within easy walking distance for public transport, leisure activities and local businesses.

**Loss of Areas of Public Open Space and Formal Recreational Land:** - No, this is private land and will not cause the loss of any public open space and formal recreational land.

**The Outdoor Sports Facility, (PSD7), 'The Playing Field, (See Map 1)**

Regarding the playing field which is used widely by the local community, we hope this opportunity could provide and enhance safer access to the playing field, which is an Outdoor Sports Facility, (PSD7), for both present and future generations to enjoy.

This "will help children live healthier lifestyles" and also enhance social interaction. I.e. the playing field acts as a meeting arena for a diversity of fresh new families to integrate with the whole community via play and sport activity, which improves physical and mental health and also general well being in a refreshing open environment.

This site has an achievable goal for connecting, strengthening or accommodating both local housing, the village and the Tertiary Community. Also whilst doing so, via local education and social interaction etc the use of The Welsh Language will grow and strengthen.

The playing field entrance is serviced by up to 3 parking spaces located near the cross roads by Pen Parc. There is no footpath/pavement at all around the cross roads junction, nor along the B4336 which fronts our proposed land for Inclusion. Should Inclusion for our land be granted we would be happy to discuss options for the planning stage for the creation of a safer route for foot/cycle access to the playing field going through the development. Therefore providing local independent park users access without increasing vehicle usage. The village is serviced by buses for the further community to access these amenities. The playing field is already used for sports days and events and has a catering portacabin which the village hall - formerly the old school - makes use of.

We are requesting Inclusion in the Carmarthenshire 2nd Deposit Revised LDP re Ammendment to the Boundary for Housing Allocation and also Allocation of a New Site. If successful we would look to do an outline planning applicaton to achieve the above. We would endeavour then to sell the plot to a small to medium building company who will comply obviously with the Carmarthenshire 2nd Deposit Revised LDP 2018-2033, but importantly, who will care about and listen to the village locals and community and their housing needs especially, at the lower end of the market, not large detached houses. The building company could help bolster and energise and vitalise the existing playing field for the whole community. Seating is already in situ for relaxing parents and grandparents, and residents old and new. This would broaden opportunities for meeting people and making friends for all ages, using the facilities to encourage and strengthen, and in time, increase the use of The Welsh Language.

Continued

Please see our Supporting Evidence, Maps etc. The attachments are listed below:-

- 1) The Representation
- 2) ISA Assessment
- 3) Supporting Statement
- 4) Site Maps x 2 - Representation No:- 4498, Site No:- **AS/088/007**
- 5) Dŵr Cymru - 1 x Information request e-mail - 1 x Water Mains Map, 1 x Public Sewerage System Map,
- 6) Western Power - E-mail re Potential Connection & Confirmation – 1 x Grid map
- 7) Broadband Superfast Full Fibre already In Llanfihangel Ar Arth, SA39 9HU
- 8) Flooding Maps x 2,
- 9) Highway Issues - Collision Maps x 2
- 10) Bus Routes – Maps and Times Supplied for Public Use, the School Buses and Connections - no time table supplied.
- 11) Welsh Language – Graphs x 2
- 12) Teir 3, Cluster 4 Table and Cluster Map
- 13) Constraints Map
- 14) Green Spaces, Play Areas within reasonable distances x 4 maps
- 15) Agricultural Land Quality Map x 2