

Local Development Plan 2:
Proposed Candidate Site Assessment
At land adjacent to Tan y Graig,
Felinfoel,
Llanelli



1. Introduction

This report has been prepared in support for the inclusion of land which is part of the farm holding known as 'Tan y Graig' which is located in area known as Felinfoel which is within the settlement of Llanelli.

2. Site Details

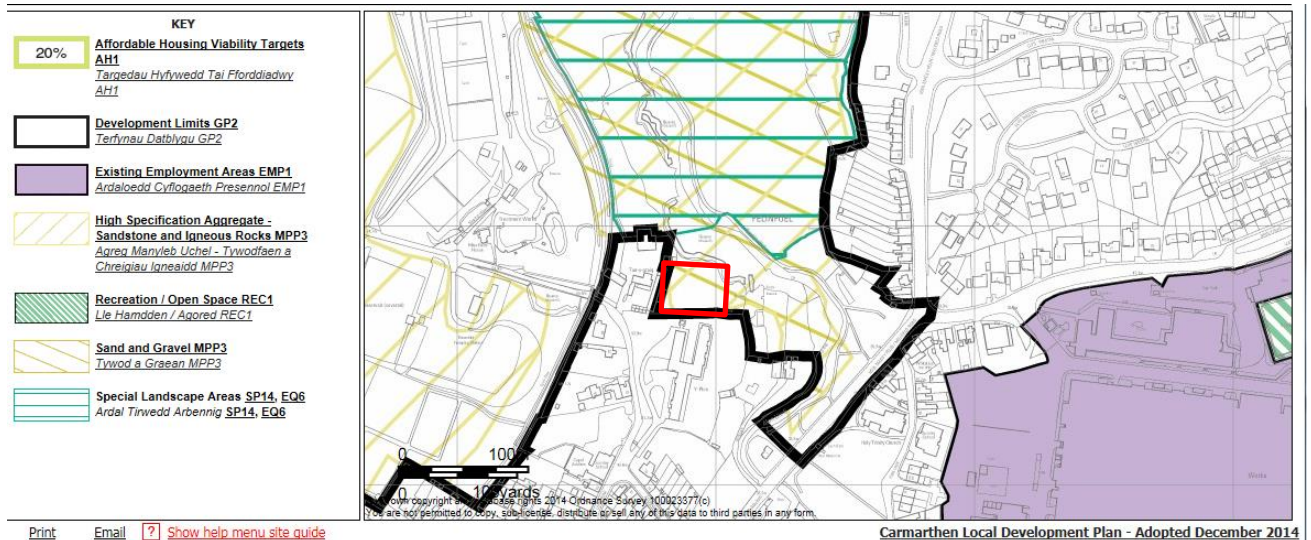
The potential candidate site is located on the edge of the settlement of Llanelli. The site currently adjoins the settlement boundary of Llanelli. The land currently is used for pasture by the proposer of this site. There are currently no structures or buildings within the parcel of land. The site is located along the proposer's property of Tan y Graig.

3. Proposed Use of the Site and it's Deliverability

The site is proposed to be allocated for residential housing purposes. It is the aim of the land owner to provide a housing site for around 3-5 dwellings for local people. It is aimed that once this land is allocated for housing and included within the settlement boundary for Llanelli that a full planning application is prepared and submitted to Carmarthenshire County Council. The aim is to provide housing for local people within the area.

4. Site Assessment Methodology

The site is a relatively flat site that would be bale to accommodate housing without producing a visual impact on the local and wider area. The site is a greenfield site with no history or evidence of past activities which would have resulted in the contamination of any soils. The land is located within a High Risk Coal area, however a risk assessment would be produced and presented as part of any planning application to ensure that any development would not cause an adverse impact on this. The land is currently located within an area of special landscape as defined by the current Local Development Plan. Any development undertaken within this area would be designed to enhance and improve the character of the area and not cause any impact. The land is located within a High Specification Aggregate of Sandstone and Igneous Rock and area of Category 2 Aggregates Safeguarding for Sand and Gravel. The proposed development would be designed with this in consideration. An appropriate report would be produced as part of any planning application to ensure that there is no impact.



The site is located in fairly close proximity to river, however having checked the Natural Resources Wales Flooding Maps, the proposed land does not fall within a flood zone. Therefore any development within this area would not increase the likelihood of flooding in extreme weather. In regards to the disposal of surface water, the site is sufficiently large enough to accommodate the provision of soakaways within good ground conditions, which will be able to drain freely with no signs of waterlogging or standing water.

The village is lucky to benefit from the provision of a public sewerage system, mains water supply and electricity. It would be possible to connect to the foul sewerage system through gravity linking into the sewer which is located within the public highway. If there are any capacity issues, this could be remedied by providing private sewerage system such as septic tanks or sustainable drainage systems. Accesses to all other services are readily available and would be easily accessible to any new development within the area.

A public footpath runs along the former railway track that adjoins the proposers' land. Any development on this site would involve the retention of the hedgerow and trees that run along the site boundary to partially screen the development from the surrounding area. There is no current evidence of any current habitats or protected species within the site. Given its nature, prior to the submission of any planning application an ecological assessment would be undertaken to ensure there would be no adverse loss or impact on the current habitat.

5. Viability of the Site

The viability of the site is imminent. As previously mentioned the land owner intends to submit a planning application on this site as soon it is adopted and included within the settlement boundary of Llanelli.

6. Accessibility

The site can be accessed from the existing property of Tan y Graig. This would be adequate to provide regular vehicle use and would have the provision to be widened to provide a footway as required. Visibility splays to comply with current standards from vehicles emerging onto the public highway are good in both directions. The highway itself would provide more than adequate viewing availability in and out of the new access point.

7. Sustainability

The potential candidate site is immediately adjacent to the settlement limit as identified and defined by the Local Development Plan. The extension to the settlement limit at this location would provide an appropriate location for rounding off the settlement boundary to provide much required residential properties within the area.

Llanelli and Felinfoel are served by good public transport bus services which operate through the village, with a bus stop located in close proximity. Bus routes provide links to Carmarthen and Swansea. There are good cycle facilities to surrounding settlements, and there is also an extensive footpath network available within the locality.

There are many facilities available within the village such as a community hall, a church, a chapel, an extensive range of facilities, such as shops, offices, industrial units, community facilities, medical and pharmacy facilities.

8. Conclusion

In conclusion, this site is believed to be a perfect site for inclusion within the Local Development Plan to allow for further residential properties within the locality for local people.